



37 Meadow Road, Windermere  
£270,000





## 37 Meadow Road

### Windermere

A well maintained mid mews house situated midway between Bowness and Windermere in a popular residential area being convenient for all the local amenities, access to the rest of the Lake District National Park and road links to the M6 Motorway.

The well proportioned accommodation briefly comprises entrance hall, open plan living area with an impressive Contura wood burning stove to the ground floor. The first floor offers two double bedrooms with one having far reaching views and a family bathroom. The property benefits from double glazing and electric heating.

Complementing the living space is a garage, utility room, off road parking and gardens to the front and rear. The property would suit a wide range of purchasers.



- Mid mews house
- Utility room
- Open plan living area
- Contura wood burning stove
- Two bedrooms
- Double glazing
- Family bathroom
- Generous garden space
- Garage and driveway parking
- Desirable location

## GROUND FLOOR

### ENTRANCE HALL

4' 6" x 2' 10" (1.38m x 0.87m)

Both max. Double glazed door.

### OPEN PLAN LIVING AREA

21' 9" x 15' 2" (6.63m x 4.62m)

Both max. Double glazed door, double glazed window, electric radiator, Contura wood burning stove, good range of base units, stainless steel sink, integrated oven, hob, integrated fridge freezer, built in cupboard housing hot water cylinder.

### EXTERNAL UTILITY ROOM

8' 2" x 3' 3" (2.48m x 1.00m)

Both max. Plumbing for washing machine, light and power.

## FIRST FLOOR

### BEDROOM

14' 11" x 9' 10" (4.56m x 2.99m)

Both max. Double glazed window, electric radiator, built in wardrobe.

### BEDROOM

11' 9" x 8' 3" (3.57m x 2.52m)

Both max. Double glazed window, Electric radiator.

### BATHROOM

6' 8" x 5' 11" (2.04m x 1.81m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, partial tiling to walls.

### LANDING

6' 8" x 5' 3" (2.03m x 1.61m)

Both max. Loft access.





**OUTSIDE**

To the rear of the property there are beautiful gardens with decking areas to enjoy the stunning far reaching views. There has been a lot of work done to the back area and still has a lot of potential. The gardens are price and can only be accessed by residents only. To the front of the property there is a well kept gravelled area with stocked borders surrounding it.

**GARAGE**

16' 86" x 8' 16" (5.14m x 2.49m) Up and over garage door, light and power.

**EPC RATING E****SERVICES**

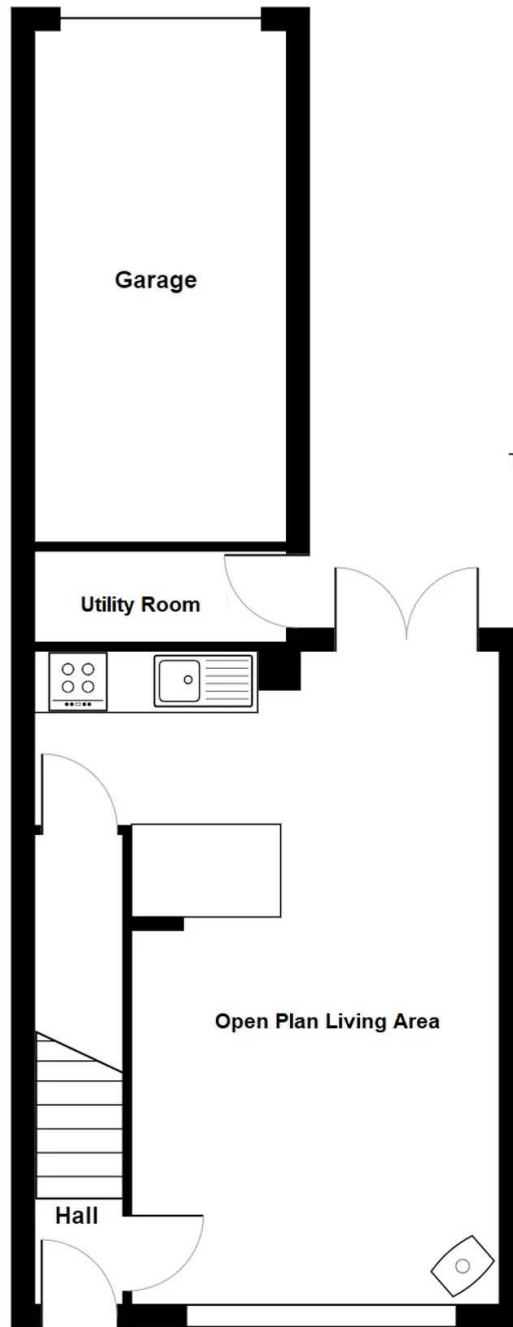
Mains electric, mains water, mains drainage.

**COUNCIL TAX: BAND C****TENURE: FREEHOLD****DIRECTIONS**

From Windermere proceed down Lake Road and just before the police station turn left into Craig Walk. Take the next left on to Meadow Road and number 37 is located on the left hand side.

**WHAT3WORDS:**twins.query.ready





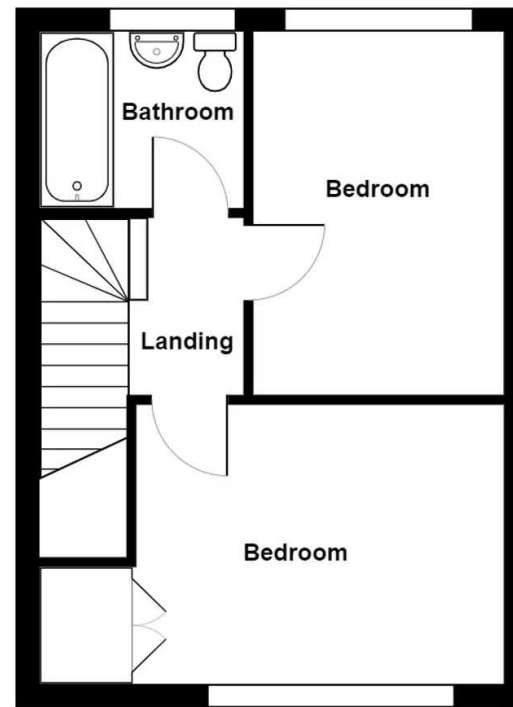
Ground Floor

37 Meadow Road, Windermere

Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

For illustrative purposes only - not to scale.  
The position and size of features are approximate only.

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First Floor





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