



5 Thwaites Lane, Windermere  
£275,000





## 5 Thwaites Lane, Windermere

This semi detached home occupies a fantastic position just a short, five minute walk from Windermere town centre, offering easy access to shops, cafés, restaurants and everyday amenities. The property enjoys outstanding panoramic views towards the surrounding fells, making the location one of its most impressive features. With two well regarded schools, Windermere School and The Lakes School nearby. The beautiful Lake District scenery on the doorstep, this is a superb opportunity in a highly sought after area.

The ground floor offers a solid and practical layout, providing an excellent base for modernisation. The spacious living room, complete with a gas fireplace, provides a cosy main reception space with plenty of potential. A separate dining room offers a versatile second reception area ideal for family dining or entertaining. The functional kitchen enjoys a sensible layout that could easily be reimagined to create a more contemporary cooking environment. Upstairs, the property features three well proportioned bedrooms, including two good sized doubles and a single bedroom that would make an ideal home office or dressing room, especially with its superb elevated views. A contemporary style shower room serves the floor.

Externally, the home benefits from a generous private plot, including fenced gardens to the front and rear, an outdoor patio area and useful storage sheds. The outdoor space offers fantastic scope for landscaping enthusiast, all framed by the breathtaking surrounding scenery. With its exceptional location, incredible views and huge potential to modernise, this is a rare opportunity to create a wonderful home in the heart of Windermere.

### LOCAL OCCUPANCY CLAUSE APPLIES

**IDENTIFICATION CHECKS:** Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







**HALLWAY** 2' 11" x 4' 2" (0.89m x 1.28m)

**DINING ROOM** 10' 5" x 8' 2" (3.18m x 2.50m)

**SITTING ROOM** 8' 10" x 16' 2" (2.68m x 4.94m)

**KITCHEN** 7' 4" x 7' 4" (2.24m x 2.24m)

**UTILITY ROOM** 5' 10" x 4' 4" (1.77m x 1.33m)

**LANDING** 3' 5" x 5' 4" (1.05m x 1.63m)

**BEDROOM** 13' 5" x 9' 10" (4.09m x 2.99m)

**BEDROOM** 9' 4" x 8' 5" (2.84m x 2.57m)

**BEDROOM** 10' 6" x 6' 4" (3.20m x 1.92m)

**BATHROOM** 8' 4" x 4' 6" (2.54m x 1.36m)

- Attractive semi detached home with fantastic scope to update and personalise
- Outstanding panoramic fell views, offering a great outlook for the next owners
- Sought after Windermere location, just a 5 minute walk from the town centre with cafés, restaurants, shops and everyday amenities
- Close to excellent schools, including both Windermere School and The Lakes School
- Functional kitchen layout, providing a practical footprint for future upgrades
- Spacious living room with fireplace, ready to be reimagined as a cosy and inviting main reception room
- Characterful dining room, offering a versatile second reception space with great potential
- Three well-proportioned bedrooms, including two generous doubles and a single ideal as a home office with stunning views
- Contemporary style shower room, complemented by outdoor storage sheds and a patio area ideal for practical garden use
- Generous private plot with fenced gardens, perfect for families, pets or landscaping enthusiasts

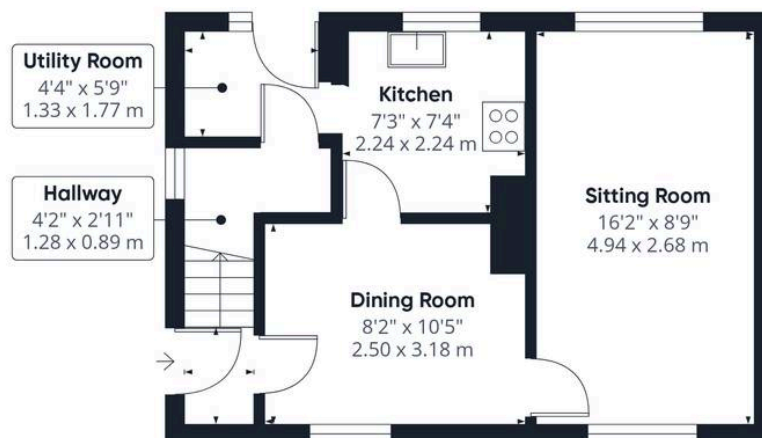
**SERVICES:** Mains electric, mains water, mains drainage

**EPC RATING:** E

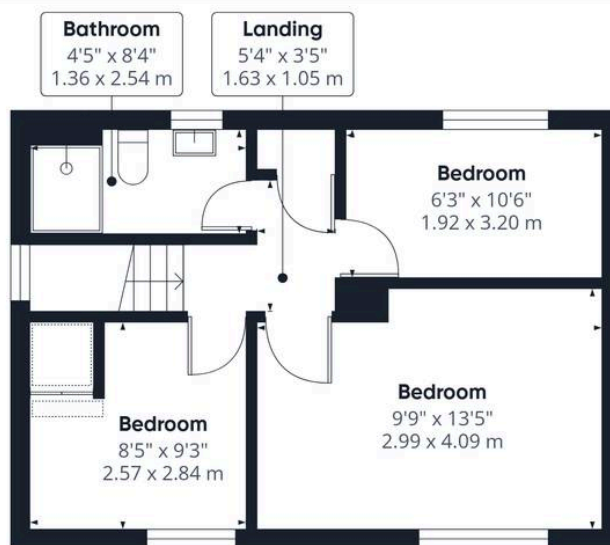
**COUNCIL TAX CURRENTLY BAND C**

**TENURE:** FREEHOLD





Ground Floor



Floor 3



**Approximate total area<sup>(1)</sup>**

696 ft<sup>2</sup>  
64.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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