



8 Lane Head, Windermere
£515,000



8 Lane Head

Windermere

This delightful detached bungalow occupies a pleasant position within a popular residential area of Windermere, enjoying attractive gardens, a wonderful outdoor setting and a convenient location within easy reach of the village centre, railway station and local amenities. Well maintained and presented in good decorative order throughout, the property offers spacious and versatile accommodation suited to a variety of lifestyles.

At the heart of the home is a bright and spacious dual aspect living room, providing ample space for both seating and dining areas. A coal effect gas fire with attractive marble surround and hearth creates a welcoming focal point, whilst patio doors to the front garden and sun room allow natural light to flood the room. Overlooking the rear garden, the conservatory provides a lovely additional reception space from which to enjoy the surroundings throughout the year.

The fitted kitchen offers ample storage and work surface space and is conveniently accessed from both the hallway and living room. There are two double bedrooms, including a principal bedroom benefitting from a sizeable en-suite bathroom, together with a versatile third bedroom which could equally serve as a home office, study or hobby room. A shower room, complete with WC and wash hand basin, serves the remaining accommodation.

Externally, the property enjoys attractive gardens to both the front and rear. The delightful rear garden is a particular feature, being predominantly laid to lawn with established planting, mature shrubs and attractive views towards the surrounding fells. A stream runs through the garden and is crossed by two charming packhorse bridges, creating a unique and picturesque setting rarely found in residential properties. The garden offers a wonderful space for relaxing, entertaining and enjoying the peaceful surroundings, whilst a sizeable shed provides useful storage.

- Delightful detached three bedroom bungalow
- Neutrally decorated and READY TO MOVE STRAIGHT IN
- Bright dual aspect living room with conservatory overlooking the garden
- Three bedrooms, including a principal bedroom with large en-suite bathroom
- Sold with NO ONGOING chain
- Substantial loft space offering excellent storage
- Attractive gardens with established planting and views towards the surrounding fells
- Picturesque stream and two charming packhorse bridges within the rear garden
- Garage with remote controlled electric door and driveway parking
- Desirable Windermere location close to amenities, transport links and local attractions

WHAT3WORDS:///changes.sprouting.charts

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





PORCH

4' 9" x 3' 7" (1.46m x 1.09m)

KITCHEN

10' 11" x 9' 1" (3.32m x 2.77m)

LIVING ROOM

22' 7" x 11' 3" (6.89m x 3.43m)

CONSERVATORY

12' 10" x 9' 6" (3.92m x 2.90m)

HALLWAY

BEDROOM

11' 9" x 9' 5" (3.57m x 2.86m)

EN SUITE

8' 2" x 6' 2" (2.50m x 1.87m)

BEDROOM

13' 4" x 10' 3" (4.07m x 3.13m)

BEDROOM

9' 7" x 7' 3" (2.92m x 2.22m)

SHOWER ROOM

7' 10" x 6' 9" (2.38m x 2.07m)

GARAGE

16' 3" x 8' 6" (4.95m x 2.60m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

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) which requires us to verify the

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