



5 Droomer Lane

Windermere, LA23 2LX

Guide Price £230,000

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PWindermere, LA23 2LX

Opportunity has arisen to purchase this delightful chalet style, terrace property located close to the centre of Windermere. Offering well-proportioned accommodation which briefly comprises of a kitchen, lounge, conservatory, two bedrooms and a bathroom. There is a neatly presented south facing garden with an artificial lawn, paved patio area. Allocated parking for one car. A very well maintained and modern fixtures and fittings including wooden doors, laminate flooring, modern bathroom and contemporary outdoor area. This property would be ideal for first time purchasers or indeed a family home.

The property is conveniently located very close to the bustling and popular village of Windermere offering shops, restaurants, cafes and bars right on the door step and within easy walking distance of a large range of tourist attractions. Other benefits are the transport links including train, bus and Lake cruisers which offer excellent accessibility to enjoy the beautiful Lake District National Park. A local occupancy restriction applies to the property where the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase and use the property as their main residence.



Accommodation

An external PVC door leads into a porch which has electric and offers plenty of storage space.

Hallway

Door leads into hallway, with stairs going up to the first floor. Under the stairs is a great space for storage.



Kitchen

Door from the hallway leads into the kitchen which is at the front of the property. There is a good range of base and wall units with work top. Plumbing and space for a free standing washer, freestanding Gas cooker with extractor over and fridge freezer Partially tiled, with spot lights and a radiator. Window overlooking the front of the property with a stainless-steel sink under.

Sitting room

South facing lounge with French doors leading out to the conservatory. There is a radiator and a window to the side. TV and telephone points.

Conservatory

A good size conservatory at the back of the property which was added on 12 years ago. laminate flooring and radiators. Offers good additional living space with a beautiful outlook into the garden.

Stairs lead up from hallway to First Floor

Stairs lead up to Landing with the added benefit of a larger than average walk in storage cupboard with a radiator.



Bedroom One

Good sized double bedroom located at the rear of the property with a window overlooking the garden. There is a radiator and space for bedroom furniture.

Bedroom two

Single room with a window offering pleasant views of the garden. With a radiator, ceiling light and loft hatch.



Bathroom

A light and modern bathroom with a three piece suite consisting of bath with modern fixtures and fittings and a shower over and a glass screen, WC, hand basin with storage drawers under. A newly installed Velux window.

Outside

To the rear of the property is a fully enclosed garden on two levels, steps from the conservatory leads out to the first level which is an area with artificial grass, a gate leads down 4 steps onto a contemporary paved patio area, a great space for eating out with the sound of the beck babbling along behind. At the front of the property, you will find a further paved area, steps from the pavement lead down to the paved area, with mature boarders either side. Private parking for once car to the side of the property.

Services

All mains connected.

Tenure

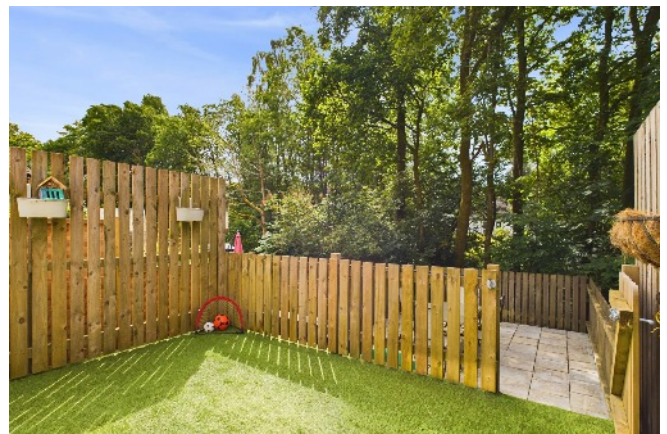
Freehold

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Council tax band

C

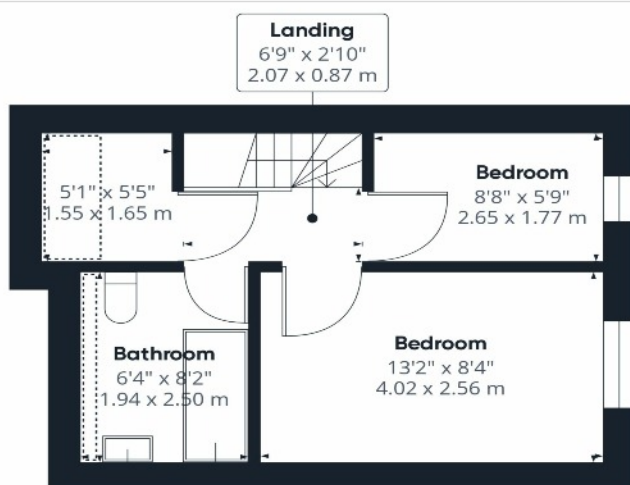


Directions

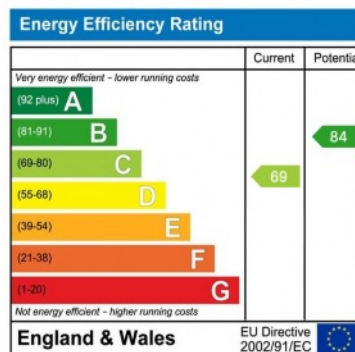
From our Windermere office in Ellerthwaite Square cross the road onto Broad Street and follow the road to the end turning left onto Woodland Road, at the T-junction of Upper Oak Street turn left and immediately right onto Droomer. Proceed along Droomer Drive passing the recreational ground on the right. Continue along Droomer and take a right hand turn onto Droomer Lane where number 5 can be found on the right hand side.



Floor 0



Floor 1



MATTHEWS
BENJAMIN

Approximate total area¹

721.6 ft²
67.04 m²

Reduced headroom

29.77 ft²
2.77 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

