



2 Lakes Gardens

Mclver Lane, Ambleside, LA22 0DA

Guide Price £650,000

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Lakes Gardens is a delightful recently created (2020) exclusive cul de sac which currently comprises of five substantial detached properties. The development is a highly desirable and popular residential area being within close proximity to Lake Windermere at Waterhead Bay and all of Ambleside's amenities a short ten minute stroll away. This Lakeland stone fronted property provides generously proportioned accommodation comprising of four double bedrooms, including one en suite and a house bathroom, two reception rooms and an open plan family kitchen diner. Built to a high specification with double glazing, granite work top and luxury bathrooms with underfloor heating. The properties will suit a variety of buyers whether as a fine family house or ideal low maintenance retirement property. With plenty of parking and attached integral garage with electric roller door. Nestled to the south side of Ambleside.

The development provides delightful country views towards Fairfield and Wansfell Pike in a enviable desirable location with Lake Windermere and Borrans Park located approximately 150 metres away, providing stunning picturesque views across the head of Lake Windermere to the surrounding fells and countryside. Ambleside is one of the most popular villages in the Lake District National Park and has a wide variety of amenities only a short level walk away together with a selection of shops and public houses at Waterhead Bay. There are endless fell and country walks from the doorstep. **Please note Local Occupancy Restrictions Apply.**





Accommodation

Open porch with pitched slate roof, exterior wall lanterns and slate windowsills. UPVC glazed front door leading into:

Hallway

An attractive light area with open painted staircase and bannister rail. Oak floor with underfloor heating. Leading through to:

Living Room

16'08 x 9'10 (4.90m x 2.77m)

Generously proportioned West facing room with TV point.

Snug

16'08 x 11'06 (4.90m x 3.77m)

Good sized cosy room with TV point.

Kitchen/Diner

29'01 x 11'11 (8.82m x 3.62m)

Glazed door entering a delightful well proportioned open plan family entertainment room with stunning kitchen comprising of a superb contemporary selection of soft grey gloss wall and base units with white granite worktop and upstands. 1.5 white composite sink unit with mixer tap. Integrated Neff appliances include five ring induction hob with extractor, electric oven and microwave, warming oven, 70/30 fridge freezer and dishwasher. Plinth lighting, fully ceramic tiled floor with underfloor heating. Patio doors leading to patio. Internal door leading to:





Utility Room

Base units with white granite work top, stainless steel single sink unit and mixer tap with plumbing for washing machine. Internal access to garage. Rear UPVC door. Cloaks area with sink unit. Separate WC and wash hand basin

First Floor

Landing with loft hatch and pull down ladder. Airing cupboard housing cylinder.



Front Bedroom One

16'06 x 11'08 (5.02m x 3.51m)

Extremely spacious double bedroom with country views towards Wansfell Pike. TV point.



Front Bedroom Two

16'06 x 9'10 (5.02m x 2.99m)

Generous double room with views towards Wansfell Pike. TV point.



Rear Bedroom Three

12'01 x 9'10 (3.65m x 2.99m)

Spacious double room TV point.

Rear Bedroom Four

12'01 x 9'07 (3.65m x 2.92m)

Double room. TV point.



En-Suite

Superb three piece suite comprising of corner shower cubicle, vanity wash hand basin housing storage, illuminated mirror and WC. Majority wall tiled, fully floor tiled with underfloor heating and heated towel rail.



House Bathroom

Luxury four piece white suite comprising of duo panelled bath, corner shower cubicle, vanity pedestal wash hand basin housing storage and WC. Majority tiled walls, fully tiled floor with underfloor heating, heated towel rail, illuminated mirror and extractor.



Outside

Private drive with parking for numerous vehicles. Garage electric roller shutter door. Loft hatch with pull down ladder. The property benefits from a manageable garden mainly to the front with feature Lakeland stone wall adding a little privacy and side borders with paved footpath leading around to substantial entertainment social rear paved terrace.

Directions

On leaving Ambleside on the A591, heading out of the village towards Windermere. Proceed passed Hayes on the right and then take the next right signed McIver Lane. Proceed down the lane and the new build properties can be found on the right hand side.

<https://what3words.com/excellent.rudder.onions>

Services

Mains water, electric and drainage. Air sourced heating with underfloor heating to ground floor (Wet system). Solar panels.

Tenure

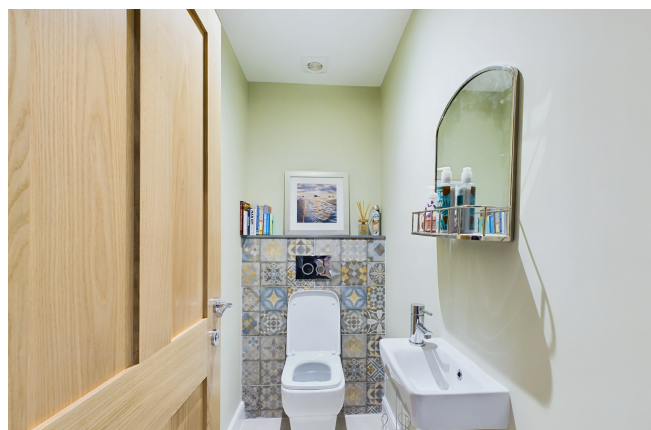
Freehold. Vacant possession on completion. Please note Local Occupancy Restrictions Apply.

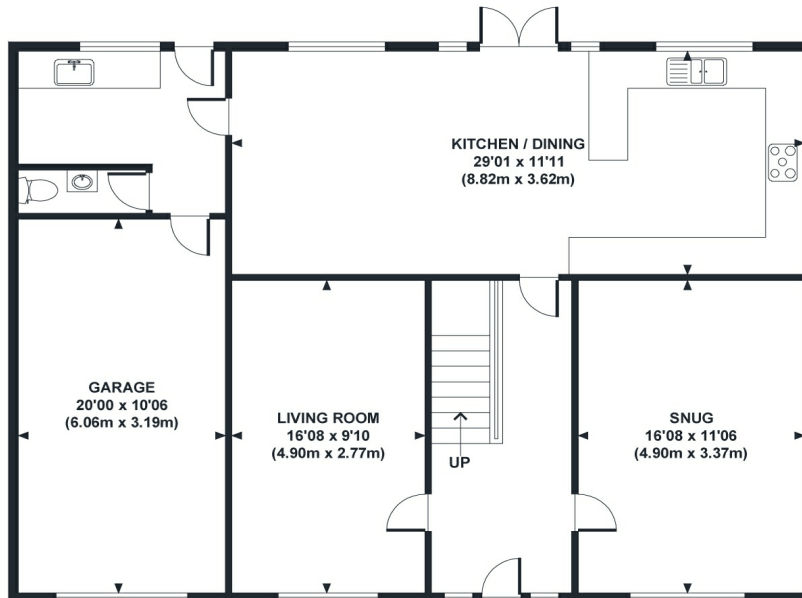
Council Tax Band

E

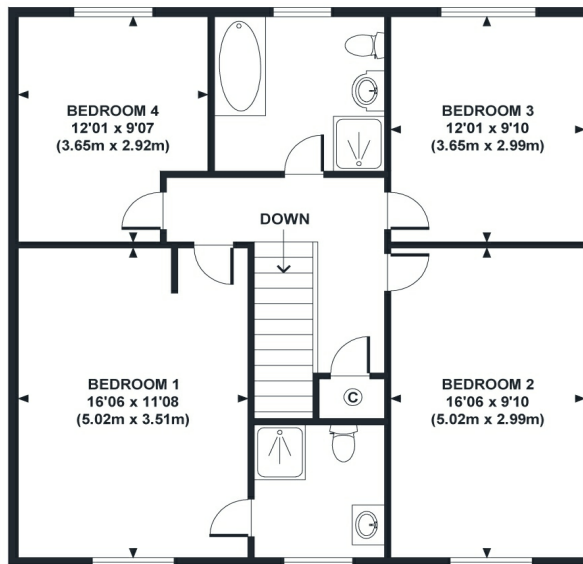
Internet Speed

Superspeed of 42 Mbps download and for uploading 8 Mbps as per Ofcom website.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1144 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 824 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1968 SQ FT / 182.85 SQ M
For illustrative purposes only. Not to scale

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 are 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.