



# 22 Meadow Road

Windermere LA23 2EX

Guide Price £375,000

# 22 Meadow Road

Windermere, LA23 2EX

22 Meadow Road is a modern end-terrace property forming part of an attractive terrace of five homes, originally built in the 1960s. Occupying an elevated position above Meadow Road, the property benefits from a single garage with parking in front and enjoys a pleasant outlook across the surrounding area, offering distant fell views and glimpses of Lake Windermere. The property has been well maintained throughout and features UPVC double glazing,, and gas-fired central heating. The accommodation is well proportioned, and create a bright, spacious, and sociable kitchen/dining/living space, ideal for modern family living. The ground floor comprises an entrance hall, kitchen/dining room, while the first floor provides three bedrooms and a family bathroom. One of the property's most distinctive features is its generous side and rear garden. Unique within this terrace, this additional outdoor space provides a much larger garden than neighboring properties, offering an excellent degree of privacy alongside areas of lawn and decking. The elevated position also allows glimpses of the lake and surrounding fells, creating an attractive setting for outdoor enjoyment.

The peaceful residential setting of Meadow Road is tucked away from the main thoroughfare, ideally positioned between the Lake District destinations of Windermere and Bowness-on-Windermere. Residents enjoy convenient access to an excellent range of local amenities including schools, doctors, dentists, opticians, hairdressers and veterinary practices, together with the wide selection of independent shops, cafés, restaurants and public houses found in both villages. Windermere also benefits from a railway station with direct connections to Oxenholme on the West Coast Main Line, making it an ideal base for exploring the wider Lake District. The property would make an excellent family home, second home or holiday let investment.



## Accommodation

A front entrance door, which opens into the entrance hall. A staircase with wooden balustrade rises to the first floor, with an understairs cupboard housing the electricity meter and a further cupboard containing the gas-fired central heating boiler.

## Sitting Room

A spacious and welcoming reception room featuring an attractive bow window with a deep sill, ideal for display, enjoying a pleasant northerly outlook over the garages opposite towards mature trees beyond. A central gas fire with marble slips, marble hearth and wooden mantel provides an attractive focal point.

## Kitchen/Diner

Fitted with a range of oak-effect wall and base units complemented by laminate work surfaces and tiled splash backs. Integrated appliances include a gas hob with electric oven beneath and extractor hood over. There is space for a freestanding fridge/freezer and washing machine, together with a cream sink unit with mixer tap. Plenty of space for a family dining table. Wooden flooring enhances the room, which enjoys an abundance of natural light together with attractive lake and fell views. Sliding patio doors provide direct access to the rear garden.

## First Floor Landing

The landing provides access to all three bedrooms and the family bathroom includes a loft hatch.



### Bedroom One

A well-proportioned double bedroom situated at the front of the property, benefiting from a dual aspect with limited lake views and distant fell scenery.

### Bedroom Two

A further generous double bedroom overlooking the rear garden, enjoying attractive views towards the lake and surrounding fells.

### Bedroom Three

A single bedroom positioned at the front of the property with pleasant views over the garages towards the mature trees beyond. A built-in cupboard provides useful storage.

### Bathroom

Fitted with a three-piece suite comprising a paneled bath with shower over, pedestal wash hand basin and WC. An obscure glazed window provides natural light whilst maintaining privacy.

### Outside

A shared external staircase of twelve steps or a slope leads to the terrace of five properties, with neighbouring homes benefiting from a pedestrian right of way along the block-paved frontage. The front garden is attractively landscaped with mature shrubs and trees. To the side and rear lies the property's standout feature — a generous lawned garden, exclusive to this home and unique within the terrace. The recently planted Laurel hedge provides increasing privacy while still allowing attractive glimpses towards the lake and surrounding fells. The additional garden creates a wonderful outdoor space for families, entertaining or simply relaxing, setting this property apart from others within the row. A timber decked seating area provides an ideal spot to enjoy the sunshine and the surrounding views, while a useful garden storage shed offers practical external storage. Opposite the property is a single garage, positioned within a terrace of ten garages, featuring an up-and-over door and a private parking space directly in front.





**Tenure**

Freehold

**Services**

All mains connected. Gas central heating

**Council tax band**

C

**What3words**

///piglets.provide.gloves

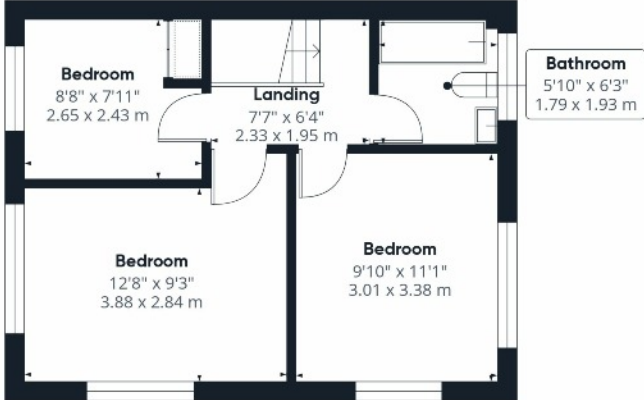
**Broadband**

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

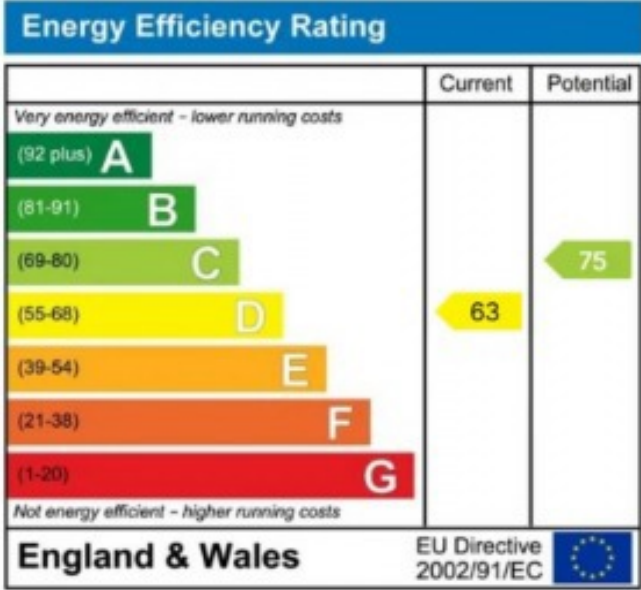


Approximate total area<sup>(1)</sup>  
936 ft<sup>2</sup>  
87 m<sup>2</sup>

(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.

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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.