



Levens

£450,000

17 Greengate, Levens, Kendal, LA8 8NF

17 Greengate, conveniently situated near the heart of Levens village, offers an appealing option for families with its spacious four-bedroom detached layout. This well-maintained property has been extended to both the side and rear, presenting a neutral interior. Upon entry, you're greeted by a welcoming porch leading to an entrance hall, followed by a study, an L-shaped living room, a breakfast kitchen, and a generously sized conservatory on the ground floor. Upstairs you will find, three double bedrooms accompanied by a fourth bedroom that has potential as a dressing room, along with two bathroom/shower rooms.

Outside, a large rear garden complements the charming front garden, complete with a driveway for off-road parking convenience. Now ready for a new owner to make their own - we highly recommend an early viewing to appreciate the size and opportunity this lovely village property has to offer!

Quick Overview

- Large detached family home
- Spacious L-shaped living/dining room
- Large conservatory with access to the rear garden
- Breakfast kitchen with Bosch appliances
- Four bedrooms & additional study
- En-suite shower room
- Modern bathroom
- Large & enclosed rear garden
- Driveway providing off-road parking
- Ultra fast broadband available



4



2



1



C



Ultra fast broadband



Driveway providing off-road parking

Property Reference: K6825



Study



Living Room



Living Room



Breakfast Kitchen

Location: The popular and attractive South Lakeland Village of Levens enjoys a thriving community with local shop and outreach post office (three days a week), primary school, churches and public house and is within easy access to the Market Town of Kendal and nearby Milnthorpe.

From Kendal proceed south along Milnthorpe Road and onto the south bound carriageway of the A591. Take the first exit and follow the signs to Milnthorpe - A6 (third exit from the roundabout onto the A590 and the first exit onto the A6). At the next junction (in front of Levens Hall) turn right and follow the signs to Levens, passing under the A590 fly-over road and up the hill into Levens village. Greengate is the first turning right. Once into Greengate take the left hand fork and follow the road round and Number 17 is located on your left-hand side.

Property Overview: A large detached family home, located close to the centre of Levens village features immaculate interior and an easy-to-manage layout. Accommodation comprises of a porch, entrance hall, study, L-shaped living room, breakfast kitchen, and a conservatory on the ground floor, while upstairs hosts three double bedrooms and a fourth bedroom or potential dressing room, along with two bathroom/shower rooms.

From initially pulling up to number 17 on the driveway, you will appreciate the size of the property and the beautifully landscaped front garden that is currently blossoming!

Stepping in to the welcoming porch and straight through into the entrance hall with stairs leading to the first floor level. On your left is a useful study with a pleasant outlook over the front aspect.

The L-Shaped living room features a fire surround with marble style inset and a living flame gas fire. A large window overlooks the pretty front garden. There is ample space for a set of dining table and chairs just around the corner with doors leading to the large conservatory which is full of natural light and has access to the rear garden via two patio doors.

The breakfast kitchen is fitted with a range of wall, base, drawer and breakfast bar units with complementary working surfaces and stainless steel inset bowl and half sink. Kitchen appliances include a built-in Bosch oven and four ring gas hob with extractor over, with integrated fridge and Bosch dishwasher. There is plumbing for a washing machine and space for a tumble dryer and up-right fridge. There is a wall mounted Worcester combi-boiler and a door leading to the side garden.



Breakfast Kitchen



Conservatory



Bedroom Four



Bedroom Three



Bedroom Two



Modern Family Bathroom

Upstairs, the landing is spacious and includes an airing cupboard with a radiator with wooden shelves for linen. Bedroom one is a large double with a delightful outlook over the rooftops to the front and side. A connecting door leads to the fourth bedroom or perhaps it could be utilised as a dressing room for a new owner. The en-suite shower room with tiled walls and vinyl flooring. A three piece suite comprises; a walk-in shower, vanity wash basin and W.C.

Bedrooms two and three are both good-sized double rooms with outlooks over the front and rear garden. Both rooms include built-in wardrobes with sliding doors with hanging and shelf space for clothing.

Bedroom four is a single bedroom with an outlook over the front garden and could be utilised by a new owner as either a study/hobby or dressing room.

Completing the picture, the modern bathroom features a three piece suite comprising of; a P-shaped bath with shower over, wall-hung wash basin and W.C.

Accommodation with approximate dimensions:

Ground Floor:

Porch

Entrance Hall

Study

L-Shaped Living/Dining Room

23' 1" x 14' 9" (7.04m x 4.52m)

Large Conservatory

21' 3" x 10' 2" (6.48m x 3.10m)

Breakfast Kitchen

17' 7" x 10' 2" (5.36m x 3.10m)

First Floor:

Landing

Bedroom One

18' 0" x 9' 4" (5.51m x 2.87m)

En-Suite Shower Room

Bedroom Two

14' 9" x 9' 8" (4.50m x 2.95m)

Bedroom Three

14' 9" x 11' 1" (4.50m x 3.40m)

Bedroom Four/Dressing Room

9' 6" x 7' 4" (2.92m x 2.26m)

Modern Bathroom



Bedroom One



Views to the front



Rear Aspect & Garden



Rear Garden



Rear Garden

Outside: The property has the benefit of a driveway and front garden providing off road parking. Currently in Spring blossom, the front garden has hedgerow borders and lawn with pretty Tulips! There is access to the side of the property and further to the rear.

The enclosed rear garden offers privacy and security, featuring a well-maintained lawn, mature planted beds and borders, complemented by ornamental trees. Equipped with a water tap, the garden is particularly safe for children and pets. Additionally, two timber garden shed's and a greenhouse is conveniently situated at the side.

Services: Mains electricity, mains gas, mains water and mains drainage.

Tenure: Freehold

Council Tax Band: Westmorland & Furness Council - Band E

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: ///rated.guru.niece

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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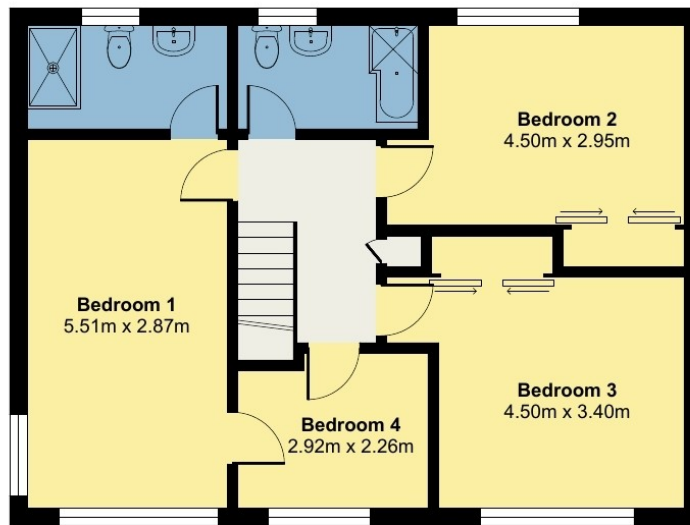
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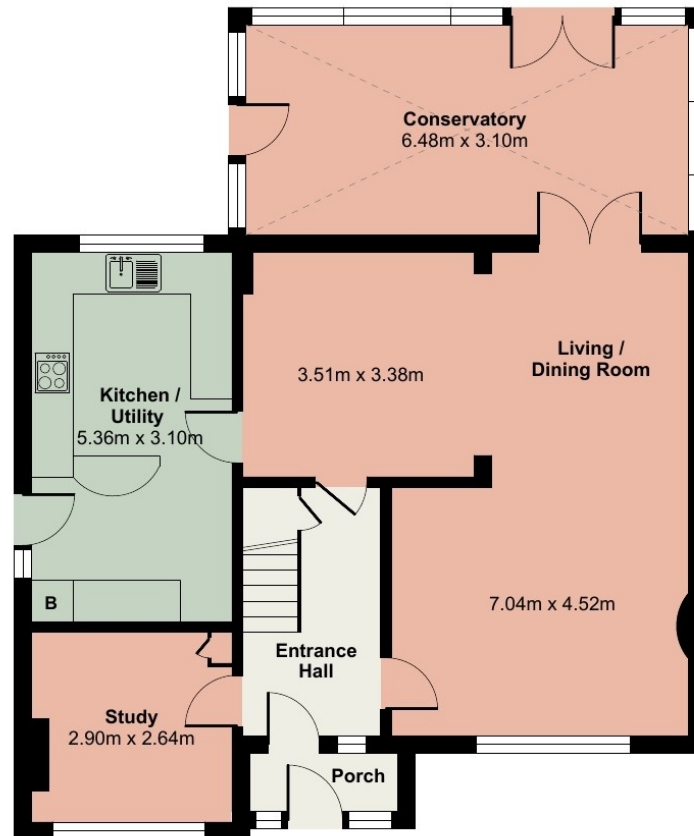
Greengate, Levens, Kendal, LA8

Approximate Area = 1782 sq ft / 165.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1116528

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