



## Levens

£525,000

66 Meadow Wood, Levens, Kendal, LA8 8EY

66 Meadow Wood is a meticulously designed four-bedroom, two-bathroom detached family home that epitomises modern living. Thoughtfully decorated to a high standard, the offers lovely family accommodation to include living room, cloakroom, open-plan designer kitchen, complete with bi-folding doors that open onto the rear garden, utility. On the upper floor, four generously sized bedrooms, one of which boasts an en-suite shower room and family bathroom. Externally, the home features off-road parking, a detached garage, and both front and rear gardens, providing plenty of space for outdoor activities and relaxation.

Situated in the picturesque village of Levens, the property enjoys a tranquil rural setting while being within easy reach of Kendal and the M6 motorway, making it an ideal choice for families seeking a blend of countryside charm and modern convenience.

### Quick Overview

Modern family detached home

Living room with log burner

Spacious dining kitchen

Cloakroom and utility room

Four bedrooms

En-suite shower room & family bathroom

Front and rear garden

Driveway & detached garage

Positioned in a cul de sac

B4RN & Openreach broadband available



4



2



1



B



B4RN &  
Openreach



Off road  
parking

Property Reference: K6949



Living Room



Dining Kitchen



Cloakroom



Utility Room

**Property Overview:** Levens is a charming village located near Kendal in Cumbria, known for its picturesque scenery and welcoming community with local shop and outreach post office (three days a week), primary school, churches and public house. The village boasts a rich history, highlighted by the famous Levens Hall, a stunning Elizabethan manor house with beautifully landscaped gardens. Surrounded by lush countryside, Levens offers a peaceful retreat while still providing convenient access to nearby amenities and the vibrant town of Kendal. Outdoor enthusiasts will appreciate the proximity to the Lake District and Yorkshire Dales, making it an ideal spot for those seeking both tranquility and adventure.

Upon entering through the front door, you are greeted by a welcoming entrance hall featuring stairs leading to the first floor. This inviting space offers access to a convenient cloakroom with part tiled walls and floor, WC and wash hand basin.

Stepping into the living room, you'll find a charming bay window adorned with shutters, providing a lovely view of the front garden. This inviting room features a cozy log burner, perfect for creating a warm and welcoming atmosphere.

The spacious dining kitchen, featuring attractive wall and base units complemented by an impressive breakfast island with drawers and a wine rack. The kitchen boasts complementary work surfaces with an inset sink & 1/2 bowl with drainer. Integrated kitchen appliances include a double oven, five-ring gas hob with stainless steel extractor fan and a dishwasher. Bi-folding doors open out to the garden, creating a seamless indoor-outdoor living experience. A door leads into the utility room, which is equipped with additional wall and base units, a wall-mounted gas boiler, and a door leading to the driveway.

Heading to the first floor landing, you'll find access to the loft space, four well-appointed bedrooms and a family bathroom.

The main bedroom has a pleasant outlook over the front aspect and there are fitted wardrobes. The en-suite shower room is modern and well-designed. A three piece suite comprises a walk-in shower, a vanity wash hand basin with drawers and a W.C. Tiled walls, extraction and heated ladder rail.

Bedroom Two is a spacious double room with a lovely aspect to the front of the property, featuring a useful built-in storage cupboard. Bedrooms Three and Four both overlook the rear garden. Bedroom Three is a comfortable double, whilst Bedroom Four serves as a single, making it ideal for a child's room or home office.

Completing the picture is the house family bathroom with attractive part tiled walls and tiled flooring, window and heated towel rail. A four piece suite that comprises; a corner shower



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom One

cubicle, a panel bath with central tap and hand-held shower attachment, a vanity wash hand basin and a W.C. Airing cupboard housing the hot water cylinder.

Outside, the front of the property features a well-kept lawn with a path leading to the front door. A driveway runs along the side of the house, providing access to the garage. The rear garden offers a variety of outdoor spaces, including a patio area, a lawn, and a decked area with seating-perfect for relaxing or entertaining guests.

Accommodation with approximate dimensions:  
Ground Floor

Entrance Hall

Living Room  
19' 9" x 11' 10" (6.02m x 3.63m)

Dining Kitchen  
25' 1" x 12' 5" (7.67m x 3.81m)

Utility Room  
6' 0" x 5' 8" (1.83m x 1.73m)

Cloakroom

First Floor Landing

Bedroom One  
13' 5" x 11' 10" (4.11m x 3.63m)

Ensuite Shower Room

Bedroom Two  
12' 7" x 9' 1" (3.84m x 2.79m)

Bedroom Three  
12' 4" x 9' 6" (3.78m x 2.92m)

Bedroom Four  
8' 11" x 8' 7" (2.72m x 2.64m)

Bathroom

Parking Off road parking for two/three vehicles

Council Tax: Westmorland and Furness Council - Band E

Tenure: Freehold

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

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

Request a Viewing Online or Call 01539 729711



Bedroom One



Family Bathroom



Rear Garden



Ensuite Shower Room



Rear Garden

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

**What3Words Location & Directions** ///scribble.juicy.trainer  
Continue along the A590 after the roundabout taking the signs exit for Milnthorpe/Grange. Take the 2nd turn on the right into Levens and proceed over the hill dropping down into the village. At the 2nd left turn into Beathwaite Close and follow the road until reaching Greengate. Take a left turn into the Story Homes development and take the first left then right into Meadow Wood. 66 is to be found on the right hand side.

**Thought from the owners:** "A lovely village to live in with a great pub, shop, playing fields and a choice of walks from the door".

#### **Anti Money Laundering Regulations**

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## Meet the Team

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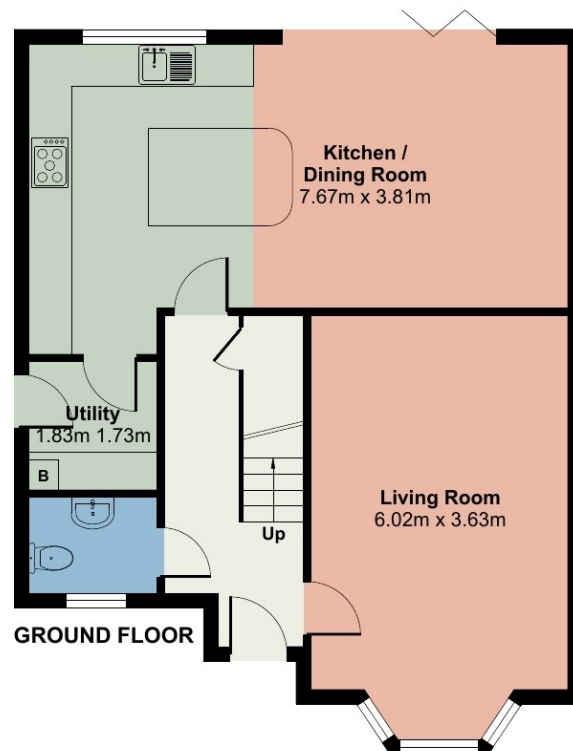
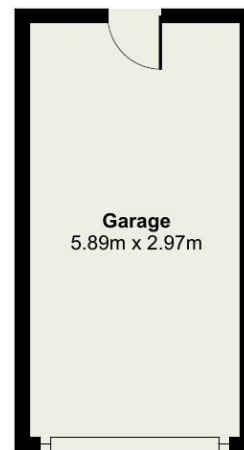
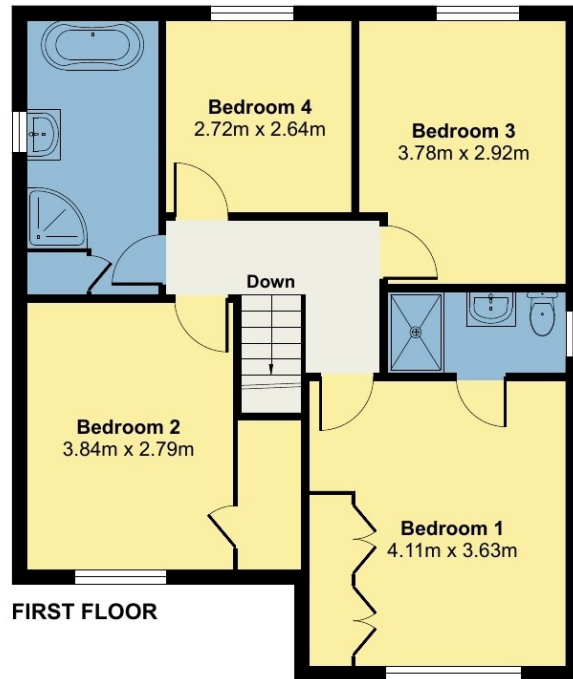
# 66 Meadow Wood, Kendal, LA8

Approximate Area = 1423 sq ft / 132.2 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1189809

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