



4 Nethercroft, Levens
Asking Price £275,000

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Thomson Hayton Winkley



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A well proportioned apartment with spectacular views across the Lyth Valley towards the Lakeland Fells situated within the popular South Lakeland village of Levens. Having a sitting room, dining kitchen, two bedrooms, bathroom, en suite, balcony, utility room, garden, garage and parking.







4 NETHERCROFT

A modern first-floor apartment with superb views over the Lyth valley to Whitbarrow Scar, and onwards to the Lakeland fells. It occupies a secluded location within the attractive village of Levens, which has a thriving community, a village store, part-time Post Office, village pub, and primary school. Levens is on a bus route, has an excellent link to the M6 motorway, and easy access to Kendal, Grange over Sands, Windermere, and the Lake District National Park.

The well-proportioned accommodation comprises entrance hall with storage on the ground floor. On the first floor are the sitting room with balcony, dining kitchen, two double bedrooms (one with a four-piece ensuite shower room), bathroom, utility room, and storage. The apartment benefits from double glazing and gas central heating.

Outside is the integral garage with parking to the front and there is also allocated private parking to the rear of the property. There is a small garden area adjacent the front door.

4 Nethercroft is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

8' 0" max x 7' 0" max (2.45m x 2.15m)

Double glazed door and window, radiator, understairs cupboard with lighting.

FIRST FLOOR

HALL

10' 9" max x 7' 0" max (3.29m x 2.14m)

Double glazed window, radiator, built in airing cupboard, recessed spotlights, coving.

SITTING ROOM

18' 11" max x 15' 9" max (5.79m x 4.81m)

Double glazed patio doors to balcony, double glazed window, two radiators, coving, wall lights.

DINING KITCHEN

17' 2" max x 13' 5" max (5.25m x 4.11m)

Three double glazed windows, radiator, good range of base and wall units, sink, built in oven and microwave, electric hob with stainless steel splashback and extractor hood over, integrated fridge, freezer and dishwasher, breakfast bar, pendant lighting to dining space, recessed spotlights, under wall unit lighting, tiled splashbacks, tiled flooring.

UTILITY ROOM

8' 0" x 5' 5" (2.44m x 1.67m)

Radiator, fitted worktop and base unit, washing machine, gas central heating boiler, extractor fan, fitted shelving, tiled splashbacks, tiled flooring, loft access.





BEDROOM

15' 7" max x 11' 5" max (4.75m x 3.48m)

Double glazed window, radiator, coving.

EN SUITE

7' 9" max x 7' 8" max (2.37m x 2.36m)

Heated towel radiator, four piece suite in white comprises W.C. with concealed cistern, two wash hand basins and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted mirror, shaver point, partial tiling to walls, tiled flooring.

BEDROOM

19' 11" max x 10' 0" max (6.09m x 3.06m)

Double glazed window, radiator.

BATHROOM

8' 5" max x 6' 6" max (2.57m x 2.00m)

Radiator, three piece suite in white comprises, W.C. with concealed cistern, wash hand basin and bath with tiled splashback and thermostatic shower over, recessed spotlights, extractor fan, fitted mirror, partial tiling to walls, tiled flooring.

GARAGE

22' 4" x 9' 9" (6.83m x 2.98m)

Roller shutter door, light and power, water supply.

OUTSIDE

There is a garage with parking to the front and additional allocated parking through the archway in an attractive parking area. There is a small well stocked garden adjacent to the entrance door and a balcony which takes full advantage of the far reaching views.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.

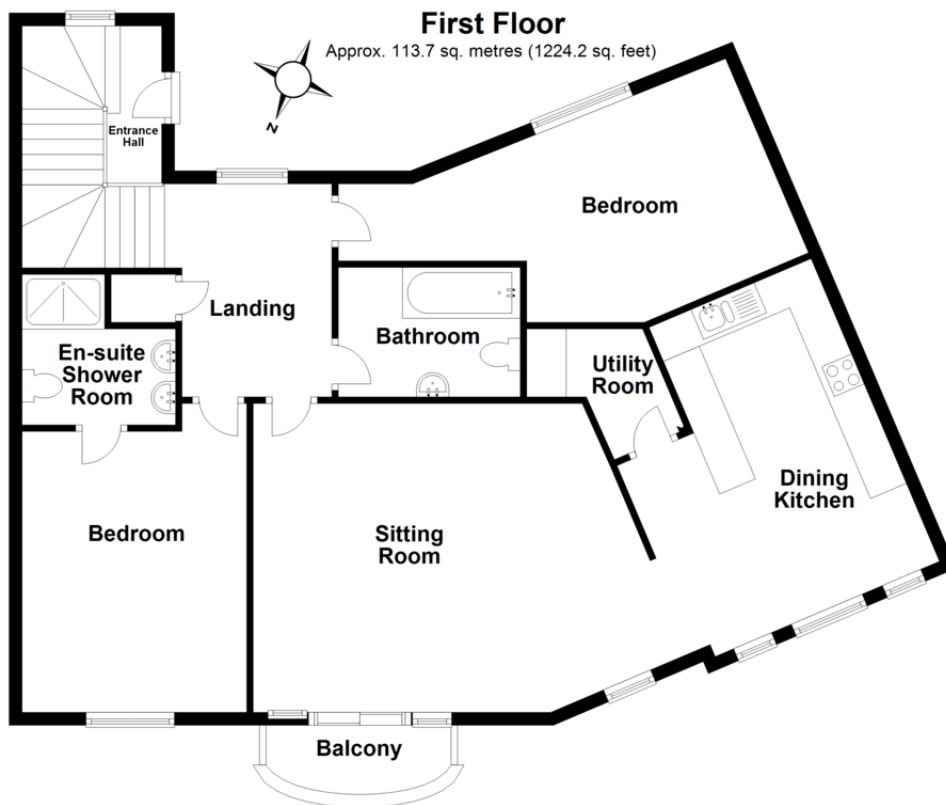
LEASEHOLD INFORMATION

LEASE LENGTH 999 years from 24.3.2006

GROUND RENT £0 per annum

SERVICE CHARGE £1,135.68 per annum





For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Plan produced using PlanUp.

First Floor

Approx. 113.7 sq. metres (1224.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal proceed south along the A591 Kendal bypass. Leave the bypass at Brettagh Holt roundabout and take the road signed post A590 Barrow. Join the A590 and in approximately 1.7 miles turn right sign posted Levens village. Pass the Hare and Hounds public house and continue up the hill. The entrance to Nethercroft is on the left and the entrance to Number 4 is through the archway on the right.

WHAT3WORDS:
funds.fats.encrypted

Important Notice

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