



13 Vicarage Road, Levens  
Asking Price £230,000

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Thomson Hayton Winkley



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## ACCOMMODATION

13 Vicarage Road is a semi detached bungalow occupying a pleasant cul-de-sac position in this popular area within Levens village which has a community store and local public house and restaurant. Levens has great road links including good access to the M6 and is conveniently placed for the amenities available in the market town of Kendal, Milnthorpe village, Windermere, Grange-over-Sands and Oxenholme Railway station which is on the West Coast Mainline servicing London and Scotland. B4RN superfast fibre broadband is now also available in the village.

The well proportioned accommodation briefly comprises entrance porch, sitting dining room, kitchen, three bedrooms and a shower room. The property has gas central heating and double glazing and would now benefit from some cosmetic updating offering the new owner the potential to create a fine home to their own tastes.

There are pleasant gardens to the front and rear, off road parking, car port and garage.

## ENTRANCE PORCH

5' 5" x 5' 3" (1.66m x 1.62m)

Double glazed door with adjacent double glazed window, radiator, built in storage cupboard housing the gas central heating boiler.

## SITTING/DINING ROOM

18' 11" x 11' 10" (5.78m x 3.62m) both max

Two double glazed windows, two radiators, gas fire, coving.

**KITCHEN** 12' 9" x 7' 2" (3.89m x 2.20m)

Double glazed door, double glazed window, radiator, range of base and wall units, stainless steel sink, electric oven, electric hob with extractor/filter over, washing machine, fridge, freezer, tiled splashbacks.

## INNER HALL

7' 5" x 3' 6" (2.27m x 1.08m)

Loft access.

## BEDROOM

12' 10" x 9' 2" (3.92m x 2.81m)

Double glazed window, radiator, built in wardrobe, built in cupboard housing the hot water cylinder.

## BEDROOM

14' 7" x 9' 1" (4.45m x 2.77m)

Double glazed patio doors, double glazed window, radiator.

## BEDROOM

9' 4" x 6' 9" (2.87m x 2.08m)

Velux window, radiator.

## SHOWER ROOM

6' 7" x 5' 4" (2.02m x 1.65m)

Double glazed window, radiator, W.C. wash hand basin and shower cubicle with thermostatic shower, extractor fan.

## GARAGE

16' 9" x 8' 5" (5.11m x 2.59m)

Up and over door, pedestrian door, single glazed window, light and power.

## OUTSIDE

To the front of the property is a lawned garden with established borders, off road parking and a carport. The rear garden offers a patio seating area, timber shed, lawn raised border and pond.

## SERVICES

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

## COUNCIL TAX BANDING

Currently Band D - as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E	51   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. After passing the Villa take the next left on to the A6 and at the T junction turn right and continue along Levens Lane in to the village. Vicarage Road is then the second turning on the right and number 13 is located towards the head of the cul-de-sac on the left.

## Important Notice

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