



Pasture View, Nelson Square, Levens  
Asking Price £425,000

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Thomson Hayton Winkley



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An appealing end terrace house with fabulous far reaching countryside views located within the popular South Lakeland village of Levens. Having a porch, sitting room, cloaks store, dining kitchen, conservatory, three bedrooms, bathroom, W.C., utility room, workshop, store, greenhouse, garden and off road parking.







## PASTURE VIEW

A deceptively spacious charming end terrace house with beautiful views across open countryside from the garden and rear aspect. The property is pleasantly located within Levens village where there is a thriving community, a village store, part time Post Office, Pub/Resaturant, church and well regarded Primary School. The village is on a bus route, has excellent road links to M6 and offers easy access to the Lake District and Yorkshire Dales National Parks.

The well presented accommodation offers a porch, sitting room with woodburning stove, understairs cloaks/store with lighting, dining kitchen with Bosch appliances and hardwood conservatory to the ground floor and three bedrooms, a two piece bathroom and separate W.C. to the first floor. The property benefits from double glazing and gas central heating.

There is off road parking to the front of the house and a generous enclosed landscaped garden to the rear together with an attractive outbuilding which includes a utility room, workshop and garden store.

## GROUND FLOOR

### PORCH

5' 8" x 4' 7" (1.75m x 1.41m)

Double glazed door, double glazed window.

### SITTING ROOM

16' 9" max x 14' 8" max (5.13m x 4.48m)

Single glazed door to porch, three double glazed windows, two radiators, woodburning stove to feature fireplace, exposed beams, wall lights, feature alcove, under stairs cloaks/store with lighting.

### DINING KITCHEN

16' 4" max x 9' 4" max (4.99m x 2.87m)

Single glazed door to hardwood conservatory, two double glazed windows, radiator, feature fireplace suitable for woodburning stove, built in cupboard and shelving to recess, good range of base and wall units, sink, silestone worktop, built in oven, electric hob with extractor hood over, built in microwave, integrated fridge and dishwasher, exposed beams, tiled splashbacks, tiled flooring.

### CONSERVATORY

12' 9" max x 8' 2" max (3.90m x 2.50m)

Double glazed hardwood doors, windows and roof, radiator, tiled flooring.





## FIRST FLOOR

### LANDING

7' 8" max x 5' 2" max (2.36m x 1.60m)

Radiator, loft access, exposed beams.

### BEDROOM

14' 8" x 8' 5" (4.49m x 2.57m)

Double glazed window, radiator, exposed beam.

### BEDROOM

9' 7" x 9' 6" (2.94m x 2.90m)

Double glazed window, radiator.

### BEDROOM

7' 11" max x 7' 2" max (2.42m x 2.19m)

Double glazed window, radiator, built in cupboard, exposed beam.

### BATHROOM

6' 5" x 6' 5" (1.97m x 1.96m)

Double glazed window, heated towel radiator, two piece suite in white comprises wash hand basin with tiled splashback and bath with tiled splashback and thermostatic shower over, extractor fan, shaver point.

### W.C.

3' 4" x 2' 7" (1.04m x 0.80m)

Two piece suite in white comprises W.C. and wash hand basin with tiled splashback.

### WORKSHOP

10' 6" max x 10' 1" max (3.22m x 3.09m)

Single glazed door, access to utility room, light and power, fitted shelving, coal hatch, mezzanine storage.

### UTILITY ROOM

9' 11" max x 4' 8" max (3.03m x 1.43m)

Double glazed window, light and power, Belfast sink, W.C., fitted worktop, wall unit and shelving, plumbing for washing machine, space for tumble dryer.

### GARDEN STORE

10' 8" x 6' 1" (3.26m x 1.86m)

Timber door, partial glazed roof, light and power, fitted shelving, mezzanine storage.

## OUTSIDE

The generous gardens and grounds include off road parking to the front of the house and a beautiful enclosed landscaped garden to the rear which includes a generous lawn, a variety of mature trees and established shrubs and plants and raised vegetable beds. There is an elevated patio and a paved seating area which takes full advantage of the fabulous views. There is also a gravelled drying area. In addition to this there is an impressive outbuilding which houses a workshop, utility room and a garden store and beyond this lies a high quality timber frame greenhouse.

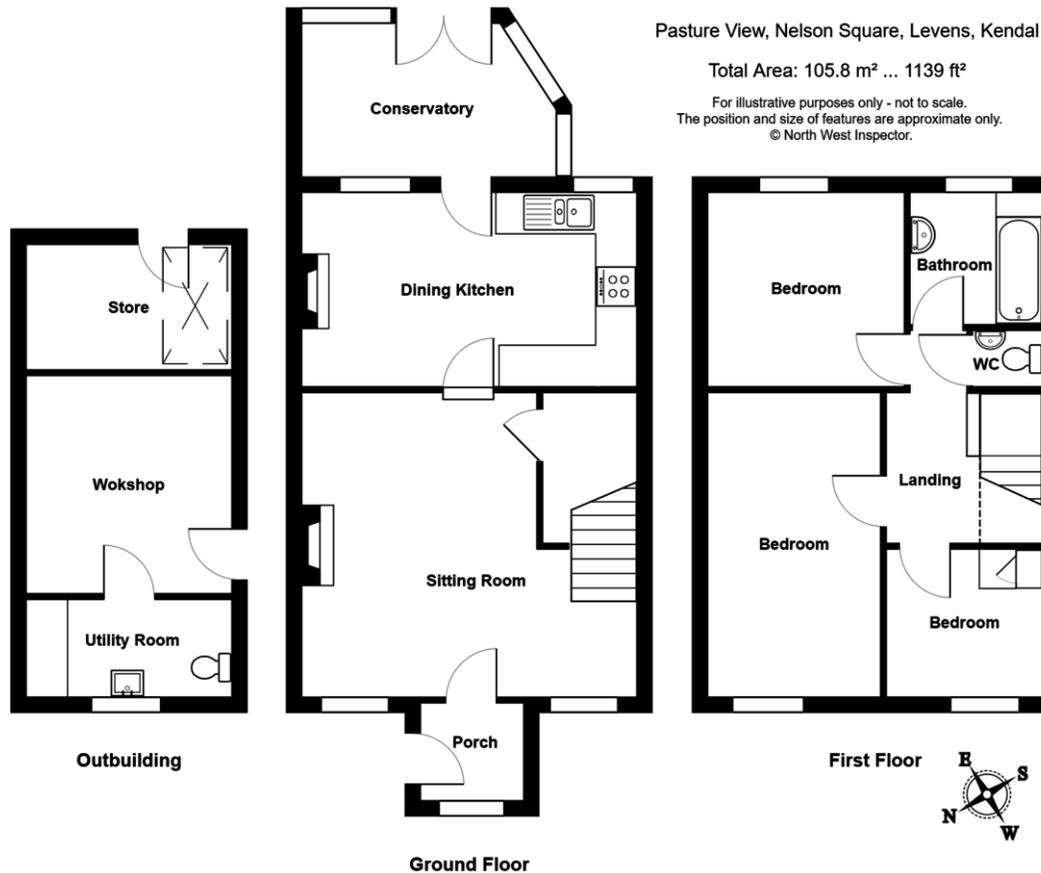
## SERVICES

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

## COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

## DIRECTIONS

From the bypass on the A590 take the 2nd turning into Levens village signposted Hare and Hounds. At the fork by the pub take the right hand road (Church Road) and proceed until you see the grass triangle with a bench on the right. Turn right here and ahead you will find Pasture View clearly marked.

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