

**HACKNEY
& LEIGH**
Sales



12 Meadow Wood, Levens

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Rear aspect & garden



Private south facing garden



Delightful paved patio

12 Meadow Wood

£600,000

12 Meadow Wood

Levens

Kendal

Cumbria

LA8 8EY

12 Meadow Wood is a spacious, light and airy detached home, that has been carefully designed and finished to a high specification for modern family living. The layout enjoys a welcoming reception hall with cloakroom, study, a living room and large living family/dining kitchen both with doors that open to the sunny rear garden. Together with a four piece house bathroom, and five bedrooms, the master and second having excellent en-suite shower rooms.

The house is located on the prestigious Meadow Wood development of homes built by Story Homes in the popular village of Levens, and stands on a good corner plot at the start of a quiet cul-de-sac. The large garage is integral and a blocked paved driveway provides ample parking, and completing the picture to the rear is the large enclosed garden that offers privacy and being particularly safe for children and pets with a level lawn, mature planted beds and borders and a large patio for outside entertaining.

Description: Standing on a large south facing corner plot with gardens to all sides and with sunshine all day long, this splendid detached family home is offered for sale in show home condition. On entering the welcoming reception hall those who view will begin to appreciate the attention to detail and high specification of finish achieved by the builders. The layout is well balanced with a ground floor study and cloakroom, a large living room and a splendid living family/dining kitchen and utility room with access to the garage. Upstairs you will find five large bedrooms, two of which have their own excellent en-suite shower rooms and an excellent four piece bathroom. The garage is integral and the brick paved driveway provides ample parking. The gardens have been landscaped for ease of maintenance with the rear garden being enclosed making it safe for young children and pets alike. A home that is ready to move into and enjoy - the next step is an appointment to view.

Note: The property benefits from the remainder of the builders NHBC guarantee.

Location: The attractive South Lakeland village of Levens is a thriving community with local shop and post office, primary school, churches and public house and is within easy access to the market town of Kendal and nearby Milnthorpe.

Situated on the fringe of the village the property can be found by entering the village at the southerly end from the A590. Proceed into the village and take the turning into Greengate just after the primary school. Follow the road down into Meadow Wood, take the right turning and number 12 is then found on your right hand side.

On approaching Levens from the A6 take the right turning at the Heaves Hotel signpost Levens, crossing the dual carriage way. Continue up the hill go past the turning for Brigsteer, and drop down into the village. Take the first turning on your left into Beathwaite Close and follow the road round bearing right onto Greengate Crescent, at the junction turn left into Meadow Wood, then right and number 12 is then found on your right hand side.



Entrance Hall



Entrance Hall



Study



Sitting Room



Sitting Room



Sitting Room

Accommodation with approximate dimensions:

Ground Floor

Open Canopy Porch

Reception Hall 12' 11" x 12' 8" (3.95m x 3.88m) Warm and welcoming with attractive oak herringbone block flooring and open staircase to the first floor. Door with glazed panel and two matching UPVC double glazed side windows. Radiator and useful under stairs cupboard.

Cloakroom Attractive part tiled walls and complementary 'Fired Earth' tiled floor. Wall hung wash hand basin, WC, radiator and UPVC double glazed window.

Study 7' 3" x 8' 6" (2.22m x 2.6m) With aspect to the front garden, attractive oak herringbone block flooring, radiator and UPVC double glazed window.

Sitting Room 19' 1" x 12' 0" (5.84m x 3.67 m) Opening to a sheltered patio and the garden with UPVC double glazed doors and two full height side panels. Attractive fireplace with flagged hearth and electric stove.



Living/Family Kitchen

Splendid Open Plan Living/Dining Kitchen A great room for all the family for living and entertaining with bi-folding doors to the patio and garden and two UPVC double glazed windows. Attractive oak herringbone block flooring, two radiators.

The kitchen area is fitted with an extensive range of wall and base units with open shelving, drawer fitments and concealed down lights. Complementary working surfaces with matching uplift and inset bowl and half stainless steel sink. AEG kitchen appliances include a built in double oven, five ring gas hob with stainless steel splash back and cooker hood, integrated dishwasher and fridge and freezer.

Utility Room 11' 2" x 5' 7" (3.42m x 1.72m) With part glazed door to outside and door to garage. Fitted wall and base units with complementary working surfaces and matching up lift. Plumbing for washing machine, radiator.

First Floor

Spacious Landing Deep airing cupboard with Stelflow pressurised hot water cylinder. Access to loft space. Radiator.



Excellent fitted and equipped kitchen



Splendid Living/Family Kitchen

Master Bedroom 17' 0" x 14' 4" (5.19 maxm x 4.37 m) A delightful room with UPVC double glazed window to the front, radiator and range of fitted wardrobes.

En-suite Shower Room - attractive tiled floor and walls, UPVC double glazed window and chrome vertical towel radiators. A three piece suite comprises; large walk-in cubicle with power shower with rainfall head and separate hand held attachment, contemporary vanity unit with wash hand basin and wall mounted tap, WC. Down lights and extractor fan.

Bedroom 2 12' 10" x 9' 5" (3.92m x 2.88m) Overlooking the rear garden, UPVC double glazed window and radiator.

En-suite Shower Room - attractive tiled floor and walls, UPVC double glazed window and chrome vertical towel radiators. A three piece suite comprises; large walk-in cubicle with power shower with rainfall head and separate hand held attachment, contemporary vanity unit with wash hand basin and wall mounted tap, WC. Down lights and extractor fan.

Bedroom 3 11' 1" x 9' 7" (3.40m x 2.93m) UPVC double glazed window to the rear, radiator.

Bedroom 4 12' 11" x 8' 1" (3.96m x 2.48m) With aspect to the front, radiator and UPVC double glazed window.

Bedroom 5 12' 11" x 8' 1" (3.96m x 2.48m) UPVC double glazed window to the front, radiator and deep over stairs wardrobe cupboard.

House Bathroom 9' 7" x 7' 11" (2.93m x 2.42m) Attractive tiled walls and floor and a four piece suite comprising; double ended bath with shower mixer and wall tap, vanity unit with wash hand basin, WC and large cubicle with rainfall shower head and separate hand held attachment. UPVC double glazed window, extractor fan, down lights and chrome vertical towel radiator.



Master Bedroom with ensuite



Ensuite to master bedroom



Bedroom 4



Bedroom 2 with Ensuite



Bedroom 5



House Bathroom

Outside:

Integral Garage 16' 8" x 14' 5" (5.09m x 4.4mm) Excellent garage with up and over door, power and light. Vaillant boiler.

To the front of the garage is a bricked paved driveway providing off road parking for two vehicles.

The gardens have been landscaped. The front with lawn and planted borders, side access leads round to the large enclosed walled and fenced private secluded south west facing rear garden. With large paved patio on which to sit and enjoy the sun all day long. The mature flower beds and borders are planted with a wide variety of colourful plants and shrubs and the lawn is well tended. Outside tap and lighting and useful compost corner.

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

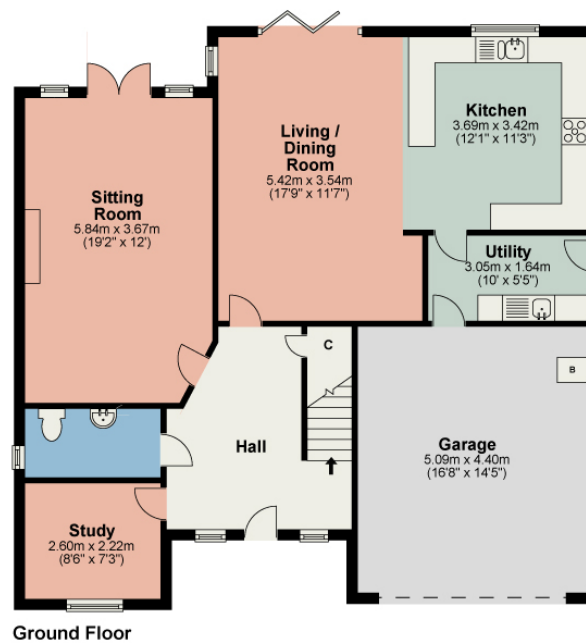
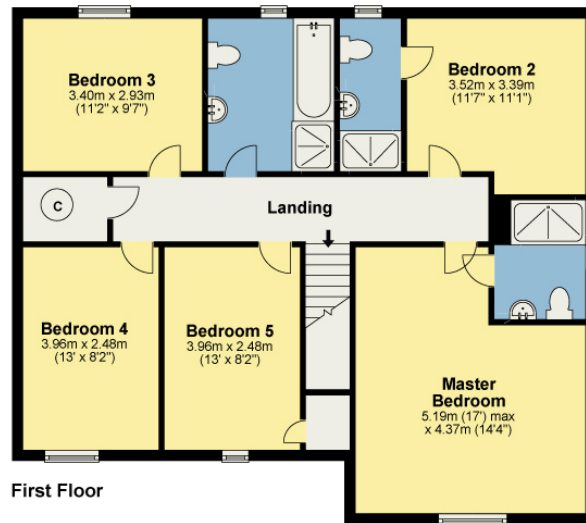
Council Tax: South Lakeland District Council - Band F

Tenure: Freehold

There is a service charge of £100 per annum for upkeep of communal areas.

Viewing: 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.



Total area: approx. 206.4 sq. metres (2221.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6255