



51 Greengate, Levens
Asking Price £300,000

Your Local Estate Agents
Thomson Hayton Winkley



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An appealing well proportioned detached bungalow with countryside views located in the popular South Lakeland village of Levens. Having a sitting/ dining room, breakfast kitchen, three bedrooms, shower room, cloakroom, double glazing, oil fired heating, garage, parking and delightful gardens.







51 GREENGATE

An appealing detached bungalow 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/Resaurant, 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 proportioned accommodation, which would now benefit from being updated cosmetically, briefly comprises entrance hall, "L-Shaped" sitting/dining room, breakfast kitchen, three bedrooms and a shower room with separate cloakroom. The bungalow benefits from oil fired heating and double glazing and is offered for sale with no upper chain.

Outside offers generous established gardens and patios together with driveway parking to the front of the garage.

ENTRANCE HALL

13' 9" max x 9' 3" max (4.21m x 2.83m)

Double glazed door with adjacent double glazed window, radiator built in cloaks cupboard, fitted mirror, access to partially boarded loft with drop down ladder.

SITTING/DINING ROOM

21' 11" max x 17' 6" max (6.69m x 5.34m)

Two double glazed windows, two radiators, decorative electric fire to traditional open fireplace, coving.

BREAKFAST KITCHEN

12' 6" x 8' 9" (3.82m x 2.68m)

Single glazed door to porch, double glazed window, base and wall units, stainless steel sink, built in oven and grill, electric hob with extractor hood over, integrated fridge and freezer, plumbing for dishwasher, "pull out" breakfast table, built in airing cupboard housing hot water cylinder, tiled splashbacks, partial tiling to walls.





BEDROOM

12' 6" max x 12' 2" max (3.83m x 3.72m)

Double glazed window, radiator, fitted wardrobes.

BEDROOM

12' 7" max x 7' 3" max (3.85m x 2.22m) Double glazed window, radiator, fitted mirror.

BEDROOM

11' 1" x 9' 1" (3.40m x 2.78m)

Double glazed window, radiator, fitted wardrobes.

SHOWER ROOM

5' 10" max x 5' 1" max (1.80m x 1.55m)

Double glazed window, radiator with heated towel rail, wall mounted electric heater, two piece suite comprises wash hand basin and fully panelled shower cubicle with thermostatic shower fitment, partial panelling to walls, extractor fan, fitted mirrored wall unit.

CLOAKROOM

5' 3" x 2' 10" (1.62m x 0.87m)

Double glazed window, radiator, W.C., extractor fan, tiled flooring.

PORCH

5' 1" x 3' 1" (1.55m x 0.94m)

Double glazed door to garden, wall units, plumbing for washing machine, fitted shelving, access to garage.

GARAGE

17' 8" max x 11' 1" max (5.40m x 3.38m)

Electric roller shutter door, single glazed window with additional glazing, power, fitted shelving.

BOILER ROOM

3' 6" x 3' 1" (1.08m x 0.94m)

Oil central heating boiler.

OUTSIDE

The generous surrounding gardens and grounds include ample driveway paring to the front of the garage, three lawns, two patios, well stocked beds and borders, a feature pond, a variety of mature trees and established shrubs, pergola, summerhouse and timber garden shed.

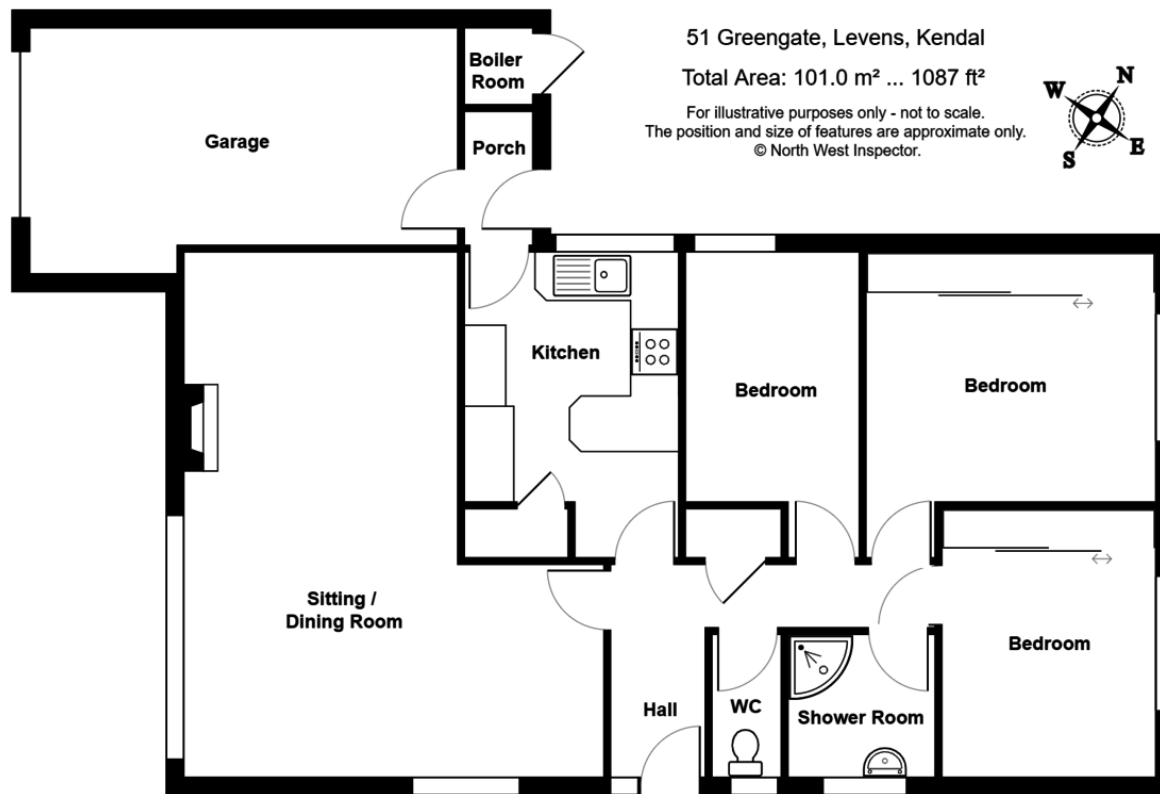
SERVICES

Mains electricity, mains water, oil fired heating, mains drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Ground Floor

Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

DIRECTIONS

From the bypass on the A590 take the second turning into Levens village signposted Hare and Hounds. At the fork by the pub take the left hand road proceeding along Lowgate to turn right in to Levens lane. Continue to turn left in to Greengate and bear right, follow the road around the first bend to find number 51 located on the right at the next bend in the road.

WHAT3WORDS:

positives.plantings,honey

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