



# Levens

Asking price :  
**£275,000**

28 Greengate, Levens, Kendal, LA8 8NF

A delightful two bedroom semi detached village bungalow that enjoys a quiet location close to the heart of the sought after village of Levens with distant views as far as the Kent estuary. The bungalow enjoys a well planned layout with a modern fitted dining kitchen and bathroom, along with a light and airy living room with wood burning stove and two good double bedrooms.

Situated on the fringe of the most attractive Lakeland Village of Levens and benefiting from gas central heating and UPVC double glazing, together with a large private enclosed south west facing rear garden, garage and parking to complete the picture. Appealing for a young family or an ideal retirement home, in a great location and with no upward chain an early appointment to view is recommended.

## Quick Overview

- A delightful semi-detached bungalow
- Well planned layout
- Modern fitted kitchen & living room
- Wood burning stove
- Two good double bedrooms
- Attractive Lakeland Village of Levens
- Private enclosed south west facing rear garden
- Garage & off-road parking
- No upward chain
- Ultra fast broadband download speed up to 1000 Mbps

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  1000 Mbps  
  Garage & off-road parking

Property Reference: K6643



28 Greengate



Living room



Wood burning stove



Kitchen with dining area

**Location:** From Kendal Town Centre proceed south along Milnthorpe Road and onto the south bound carriageway of the A591. Take the first exit and follow the signs to Milnthorpe - A6 (third exit from the roundabout onto the A590 and the first exit onto the A6). At the next junction (in front of Levens Hall) turn right and follow the signs to Levens, passing under the A590 fly-over road and up the hill into Levens village. Greengate is the first turning right. Once into Greengate take the right hand fork and follow the road round, Number 28 is located on your left hand side.

The popular and attractive South Lakeland Village of Levens enjoys a thriving community with local shop and outreach post office (three days a week), primary school, churches and the renowned public house and is within easy access to the M6 and both the Market Town of Kendal and nearby Milnthorpe.

**Property Overview:** Being a short walk from the centre of the village with its excellent shop, this modern semi-detached bungalow stands on a good plot with the benefit of a particularly private south west facing rear garden that has been landscaped with paved patios on which to sit and enjoy the afternoon and evening sun.

From the front entrance you step into a hallway with an alcove for coat hanging, then through a part glazed door onto a large living room.

The living room is light and airy with a large picture window to the front garden. The open fireplace with its flagged hearth and timber mantle has that all important and much sought after wood burning stove. There are two fireside alcoves both with concealed lighting.

Through into the dining kitchen again full of light with two double glazed windows that overlook the rear garden and with views down to the Kent estuary in the distance. The kitchen area is fitted with an attractive range of wall, base and drawer units with complementary working surfaces with inset single bowl and drainer and coordinating part tiled walls. Kitchen appliances include a built in oven and four ring halogen hob with glass splash back, contemporary glass cooker hood and extractor. A glazed door opens into the rear porch which has space for a fridge freezer and doors to the garage and outside.

Back from the living room, a door opens into the inner hallway where you will find access to the loft space, a good cloaks store cupboard and deep airing cupboard with hot water cylinder and shelving for linen. This leads to the family bathroom and the two double bedrooms.

Bedroom one to the front has a large full length fitted wardrobes with sliding doors.

Bedroom two to the rear enjoys the distant views.

The bathroom is fitted with a modern three piece suite in white comprising; panel bath with shower over, vanity unit with wash hand basin and a WC. The walls are part tiled, there is a radiator and heated towel rail, glass display shelf and wall mirror.

**NOTE:** As the property has only just been purchased, those requiring a mortgage to buy should check that their lenders will loan on a property within 6 months of it last selling. (This is due to money laundering checks) This does not affect cash buyers.



Living room



Kitchen



Kitchen with dining area



Bedroom one



Bedroom two



Bathroom

Accommodation with approximate dimensions:

Entrance Hall

Living Room

14' 10" x 13' 11" (4.52m x 4.24m)

Dining Kitchen

14' 9" x 8' 9" (4.5m x 2.67m)

Rear Porch

Inner Hallway

Bedroom 1

11' 11" x 10' 10" (3.63m x 3.3m)

Bedroom 2

11' 9" x 8' 2" (3.58m x 2.49m)

Bathroom

Outside:

Attached Garage

17' 4" x 8' 0" (5.28m x 2.44m)

With remote controlled door. Power, light and water. Window. Baxi gas central heating boiler. To the front of the garage is a paved driveway providing off road parking.

The bungalow has gardens to the front and rear the front with lawn and planted rocker. Side access leads round to a delightful private sunny south west facing garden, with timber steps that lead up to a small decked area and access into the porch. The lower garden has been landscaped with two large patios, lawn mature apple tree, planted borders and trellis work with climbers.

Tenure: Freehold

Council Tax: Westmorland & Furness Council - Band C

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

Viewings: 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.



Rear garden



Rear garden



Rear garden



Rear aspect

Request a Viewing Online or Call 01539 729711

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.

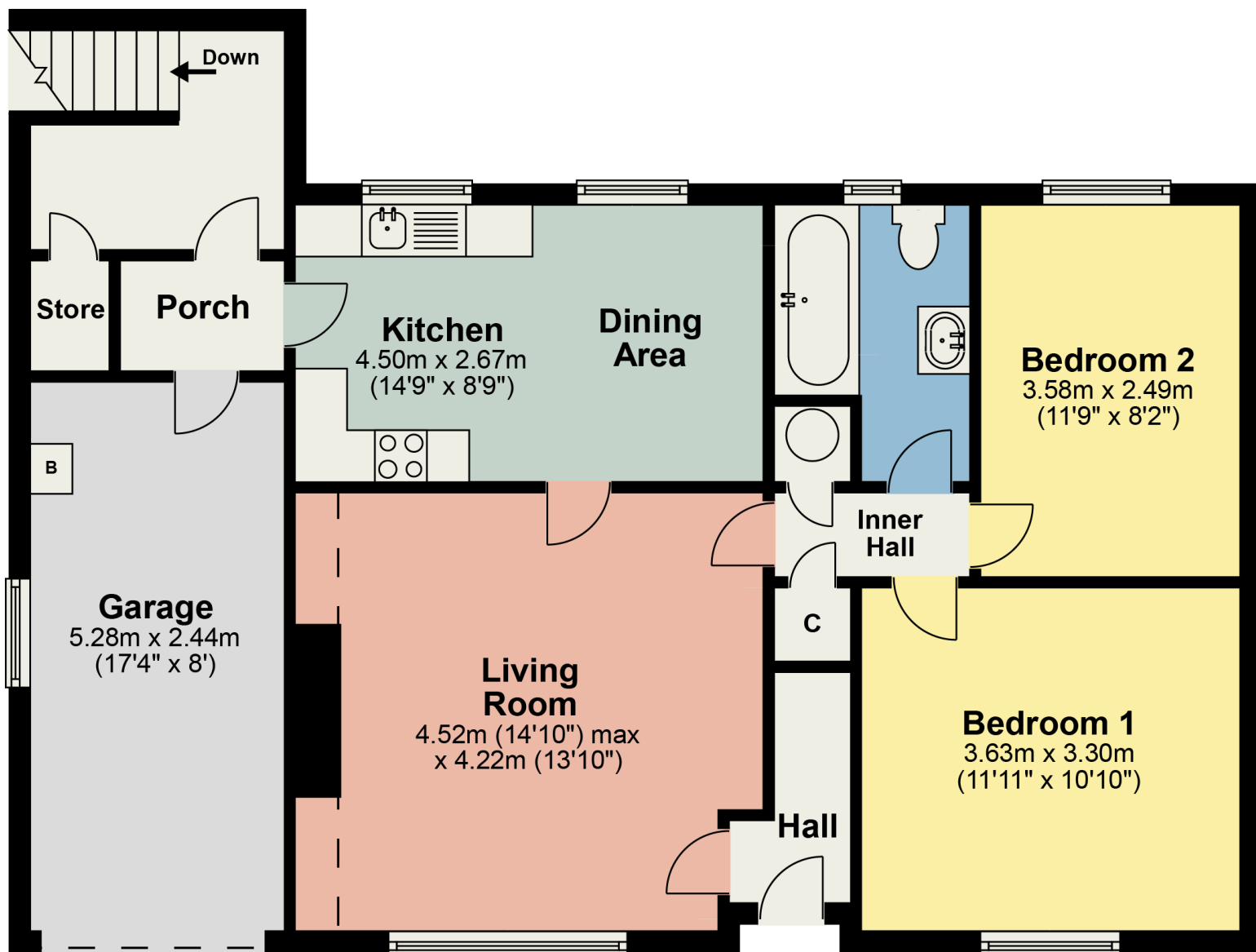


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Total area: approx. 85.7 sq. metres (922.8 sq. feet)

For illustrative purposes only. Not to scale. REF: K6643

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