



# Levens

Offers Over  
£255,000

Corner Cottage, Beathwaite Close, Levens, Kendal, LA8 8NR

A delightful detached cottage enjoying a peaceful setting in the sought after village of Levens. The well-planned layout accommodation comprises; an entrance hall, living room, breakfast kitchen and cloakroom on the ground floor. On the first-floor you will find two good sized double bedrooms and a bathroom. The property benefits from UPVC double glazing and gas central heating throughout. Another added benefit of four solar panels fitted to the roof as well a newly fitted boiler.

To complete the picture there is a well-maintained south facing paved patio garden and a driveway to the side providing off-road parking. This property will appeal to a range of different buyers living or working in South Lakeland and its bordering areas, therefore the next step is to make an appointment to view - we know you won't be disappointed!

## Quick Overview

- Delightful detached cottage
- Living room & fitted breakfast kitchen
- Two good sized double bedrooms & a bathroom
- South facing paved patio garden
- Driveway providing off-road parking
- Located in the sought after village of Levens
- Ideal for first time buyers, investors & more!
- UPVC double glazing & central heating throughout
- Local occupancy restrictions apply
- Broadband download speed up to 1000 Mbps



2



2



1



B



1000 Mbps



Driveway with off-road parking

Property Reference: K6645



Entrance hall



Dining kitchen



Dining kitchen



Dining kitchen

**Location:** From Kendal head into Levens village along Brigsteer Road. Upon entering the village turn left into Beathwaite Close. Corner Cottage is the detached property immediately on your right.

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:** Only being a short walk from the centre of the village with its excellent shop, this modern detached cottage with the benefit of a landscaped paved south facing paved patio garden on which to sit and enjoy the sun all day round!

From the front entrance you step into a entrance hall with a staircase to the first-floor and a double glazed window to the side aspect. Here you will find the downstairs cloakroom with part-tiled walls, vinyl flooring, a W.C, pedestal wash hand basin and a double glazed window.

The living room is a light and airy dual aspect room just on your left from the entrance hall. You have an outlook of the south facing patio.

Situated to the rear of the property you will find the dining kitchen. Fitted with a range of wall, base and drawer units with a stainless steel sink with drainer. Kitchen appliances include; a built-in oven, induction hob with extractor over. There is plumbing for washing machine, space for a tumble dryer and fridge freezer. Ample space for a dining table and chairs. A part UPVC door provides side access and there are patio doors to the south facing paved patio.

On the first-floor is the landing with a double glazed window and an airing cupboard with shutter doors housing the wall-mounted Worcestershire boiler. Doors to;

Bedroom one is situated to the front of the property, a large double bedroom with a UPVC double glazed window. A storage cupboard with shutter doors and a radiator.

Situated to the rear is bedroom two, also a good double bedroom with a UPVC double glazed window with a view over the rooftops to the hills and beyond. Loft hatch access to a fully boarded loft space.

To complete the picture, is a bathroom with a three piece suite in white comprising; a panel bath with shower over and screen, a pedestal wash hand basin and a W.C. The walls are part tiled, there is a heated towel rail, and a double glazed window.



Living room



Living room



Bedroom two



Bedroom two



Bedroom two



Bathroom

**Note:** The property is subject to an agreement (Section 106) with Westmorland & Furness Council that requires the occupiers to either have been resident in the South Lakeland District and its bordering areas for three years or to be permanently employed or have a firm job offer in the district.

The property can only be used as the sole or main residence and cannot be purchased as a second/holiday home.

**Accommodation with approximate dimensions:**

**Ground floor:**

**Entrance hall**

**Living room**

13' 8" x 10' 6" (4.17m x 3.2m)

**Breakfast kitchen**

20' 10" x 10' 6" (6.35m x 3.2m)

**First floor:**

**Landing**

**Bedroom one**

16' 11" x 10' 5" (5.16m x 3.18m)

**Bedroom two**

13' 3" x 10' 6" (4.04m x 3.2m)

**Bathroom**

**Outside:** There is a driveway to the front of the property providing off-road parking. To the rear is a south facing paved patio garden with a useful store which is shared with the neighbour (Corner cottage's is the door on your right) and it is to be noted that the neighbours do have a right of access across the patio to the rear via a gate.

**Services:** Mains gas (with a newly installed boiler), mains electricity, mains water and mains drainage. Four solar panels are fitted to the roof.

**Council Tax:** Westmorland & Furness Council - Band C

**Tenure:** Freehold. Vacant possession upon completion.

**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.



Bedroom one



Bedroom one



South facing patio garden



South facing patio garden

# 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.



Need help with **conveyancing**? Call us on: **01539 792032**



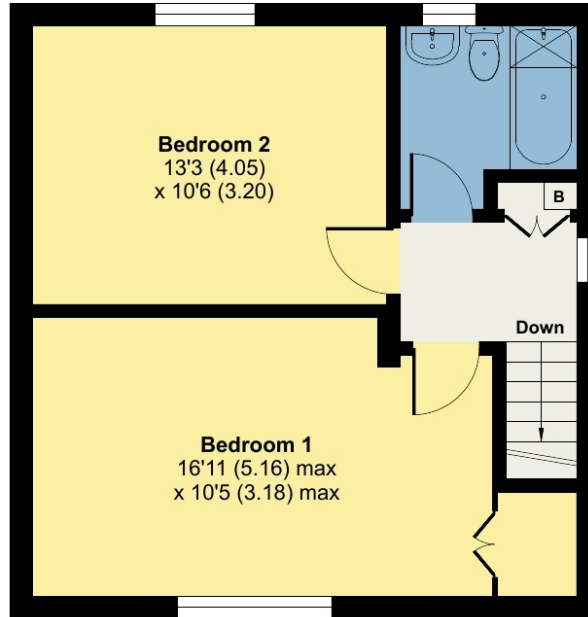
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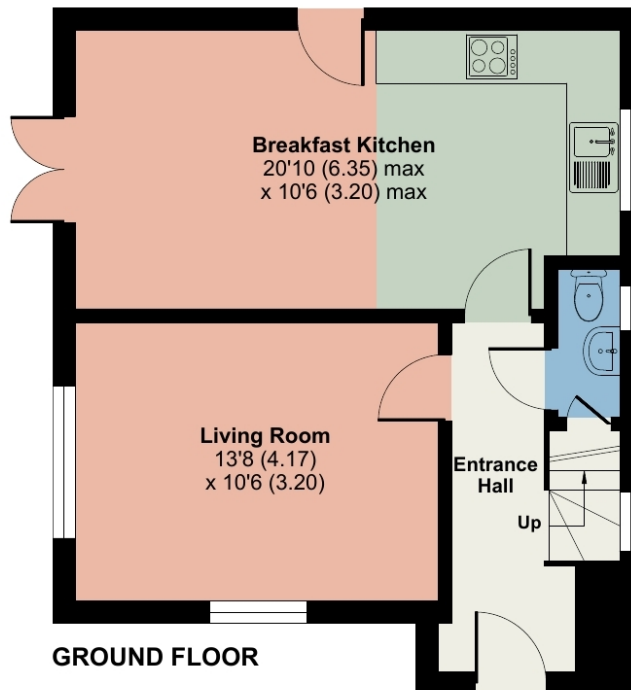
# Levens, Kendal, LA8

Approximate Area = 911 sq ft / 84.6 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 973626

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