



Levens

£230,000

5a The Green, Levens, Kendal, Cumbria , LA8 8NH

5a The Green offers a perfect home for those living locally and wanting to find a unique home which is easily managed. Externally, what there is to offer inside cannot be fully appreciated and once inside this stylish 2 bedroom end terrace property with comfortable lounge and stunning fitted kitchen will not disappoint. The impressive bathroom, off road parking and easily managed gardens complete this cottage.

Ideal for local buyers, the location offers excellent facilities right on your doorstep including pub, shop, reputable primary school and community centre. Enjoy leisurely countryside walks or take advantage of the convenient access to the M6 motorway for easy commuting and nearby Kendal with its amenities is a short drive. Don't miss out on the opportunity to own this charming cottage in the heart of Levens.

Quick Overview

- 2 bedroom renovated home
- High quality fitted kitchen
- Contemporary bathroom
- Cul de sac position
- Neutral and stylish interior
- Easily managed garden
- Off road parking
- Excellent first purchase/retirement property
- Local Occupancy Restrictions applies
- Ready to move into appeal!



2



1



1



B



B4RN
Superfast
Broadband



Off road
parking

Property Reference: K6803



Lounge



Lounge



Kitchen



Kitchen

Location From the A590 heading South towards Milnthorpe/Grange from the A6 roundabout proceed for approximately 1 mile and exit left across the A6 into Levens village bearing left before the Hare & Hounds Pub into Lowgate. Proceed for approximately 1/2 a mile and after the Nethercroft development on the left take a right into The Green continue towards the head of the cul de sac and 5a is to be found on the left hand side.

Property Overview Nestled in the sought-after village of Levens, this immaculately presented 2-bedroom house is a true gem. Renovated in recent years, this property exudes style and sophistication.

Upon entering this property, you will immediately see the contemporary edge this home has with the glass balustrade fitted to the oak staircase and wood effect flooring which flows into the Lounge. The cosy Lounge which is fitted with a focal point cast iron multi fuel stove, set on slate hearth with attractive oak mantle offers a warm and inviting atmosphere and has an adjacent dresser within the chimney recess. Front and side aspect.

The modern fitted kitchen is a chef's dream with extensive solid oak worksurface incorporating Butlers style sink and there is an excellent range of shaker style wall and base units with many integrated items including induction hob with tiled splashback and extractor hood over, dishwasher, recess for fridge freezer and plumbing for washing machine. It is roomy enough for a dining table and there is useful understairs storage. Downlighters and wood flooring throughout.

At first floor level there is natural light from landing level window and access to two bedrooms. Bedroom 1 have a pleasant front and side aspect and bedroom 2 has a quirky feel with exposed beam, Velux rooflight and ladder which provides access to a useful extra mezzanine space ideal for storage, study (some restricted headroom) with access to under eaves storage. Boasting a contemporary bathroom suite offering pedestal wash hand basin, WC and panelled bath with chrome shower over. There is a mix of panelling and tiling to walls and tiled floor. De-misting mirror, heated ladder rail and extractor.

This home is a perfect blend of comfort and elegance. The neutral decor adds a touch of class, creating a light and airy ambiance throughout. With low maintenance gardens and off-road parking, this property is not only beautiful but also easy to manage.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Lounge

11' 9" x 11' 1" (3.60m x 3.39m)

Kitchen

11' 9" x 9' 10" (3.60m x 3.02m)

First Floor

Landing

Bedroom 1

11' 10" x 9' 7" (3.61m x 2.93m)

Bedroom 2

8' 2" x 5' 8" (3.04m x 1.73m)

Mezzanine Area

8' 2" x 5' 8" (2.51m x 1.73m)

Bathroom

Outside Loose chippings to front providing off road parking for 1 vehicle and gated access to rear with easily managed garden area and store,

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

Tenure Freehold

Council Tax Westmorland and Furness Council - Band B

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.

What3words ///gazette.tooth.catapult



Bedroom 1



Bedroom 1

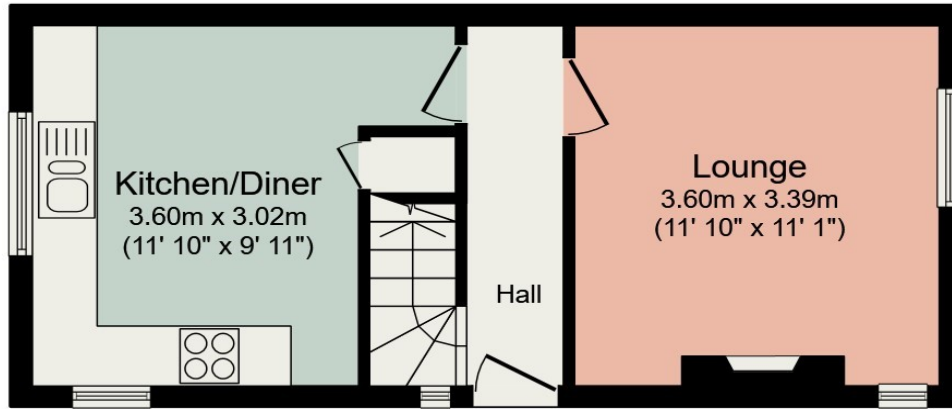


Bedroom 2

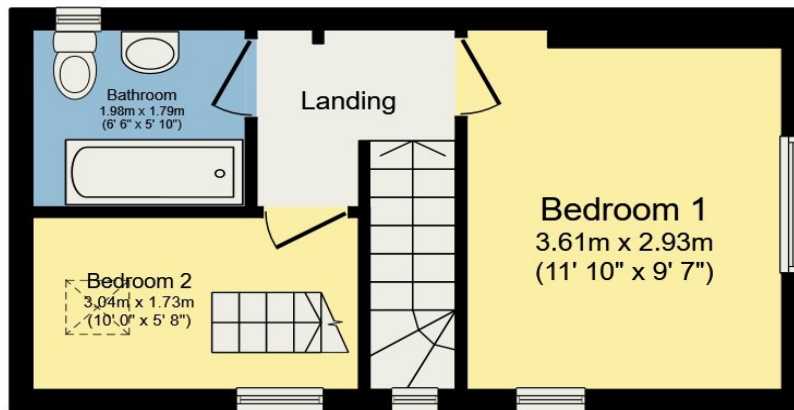


Bathroom

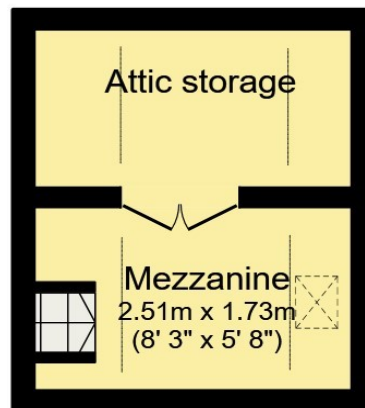
Levens, Kendal



Ground Floor



First Floor



Second Floor

Total floor area 66.1 m² (712 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...

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