



Pippin Meadow, Levens
£599,950



Pippin Meadow

Levens

This charming, detached house is a true gem, nestled in this popular area within Levens village which has a community store and local public house and restaurant. Levens has great road links including good access to the M6 and is conveniently placed for the amenities available in the market town of Kendal, Milnthorpe village, Windermere, Grange-over-Sands and Oxenholme Railway station which is on the West Coast Mainline servicing London and Scotland. As you enter the property, you are greeted by a generous sized porch and hallway which gives access to the many beautiful rooms that are on offer on the ground floor. To the left you will find the kitchen which is a great size and has many integrated appliances including a oven and grill, hob with extractor/filter over, fridge and dishwasher. The utility room can be found next to the kitchen which has all your washing and drying needs, leaving here you can take a moment to spend some time in the stunning dining room and conservatory which are both great for entertaining in while looking out across the rear garden to the surrounding hills. The sitting room boasts far-reaching views as well and is a perfect place to relax in. Once you are done relaxing you can take a walk to the end of the hallway where the two ground floor bedrooms and a three-piece bathroom with a W.C, wash hand basin and bath can be found, with one of the bedrooms being the Principle bedroom having fantastic fitted wardrobes/cupboards and access to its own modern en-suite bathroom. Head upstairs to find two more double bedrooms which both have far reaching views to the rear over the gardens. Complimenting the two bedrooms is a second family bathroom which comprises a W.C., wash hand basin to vanity and a fully tiled shower cubicle. The property benefits from double glazing and gas central heating throughout. Stepping outside to discover the stunning gardens to the rear of the property, a true oasis of tranquillity. The well-kept lawn is bordered by beautifully stocked borders, providing a burst of colour throughout the seasons. Multiple patio seating areas offer ample space for al-fresco dining and entertaining, while also providing a perfect spot to enjoy the far-reaching views that this property affords.

- Charming detached property
- Generous sized dining room and conservatory
- Sitting room with far reaching views
- Double glazing and gas central heating throughout
- Light and airy kitchen with access to utility room
- Stunning gardens to the rear
- Four double bedrooms
- Popular village location
- Family bathroom, shower room and en-suite shower room
- Garage and ample driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

Entering Levens village from the direction of Levens Hall proceed through the village passing the playing fields on your left hand side, take the right onto Main Street then a left down a long drive to find Pippin Meadow on the right hand side.

WHAT3WORDS: shorts.treaty.cake





GROUND FLOOR

PORCH

8' 5" x 5' 10" (2.56m x 1.78m)

HALLWAY

20' 10" x 9' 1" (6.34m x 2.76m)

SITTING ROOM

19' 3" x 13' 9" (5.87m x 4.20m)

KITCHEN

13' 2" x 11' 11" (4.02m x 3.62m)

DINING ROOM

12' 6" x 11' 7" (3.81m x 3.54m)

CONSERVATORY

12' 5" x 12' 4" (3.78m x 3.76m)

BEDROOM

14' 0" x 11' 7" (4.27m x 3.53m)

EN-SUITE

6' 6" x 6' 5" (1.99m x 1.96m)



STUDY/BEDROOM

11' 8" x 8' 10" (3.56m x 2.70m)

BATHROOM

8' 6" x 5' 10" (2.60m x 1.79m)

UTILITY ROOM

11' 0" x 5' 1" (3.35m x 1.55m)

FIRST FLOOR

LANDING

7' 1" x 4' 6" (2.15m x 1.36m)

BEDROOM

23' 10" x 13' 11" (7.26m x 4.24m)

BEDROOM

20' 10" x 11' 7" (6.34m x 3.54m)

BATHROOM

9' 9" x 6' 6" (2.98m x 1.98m)

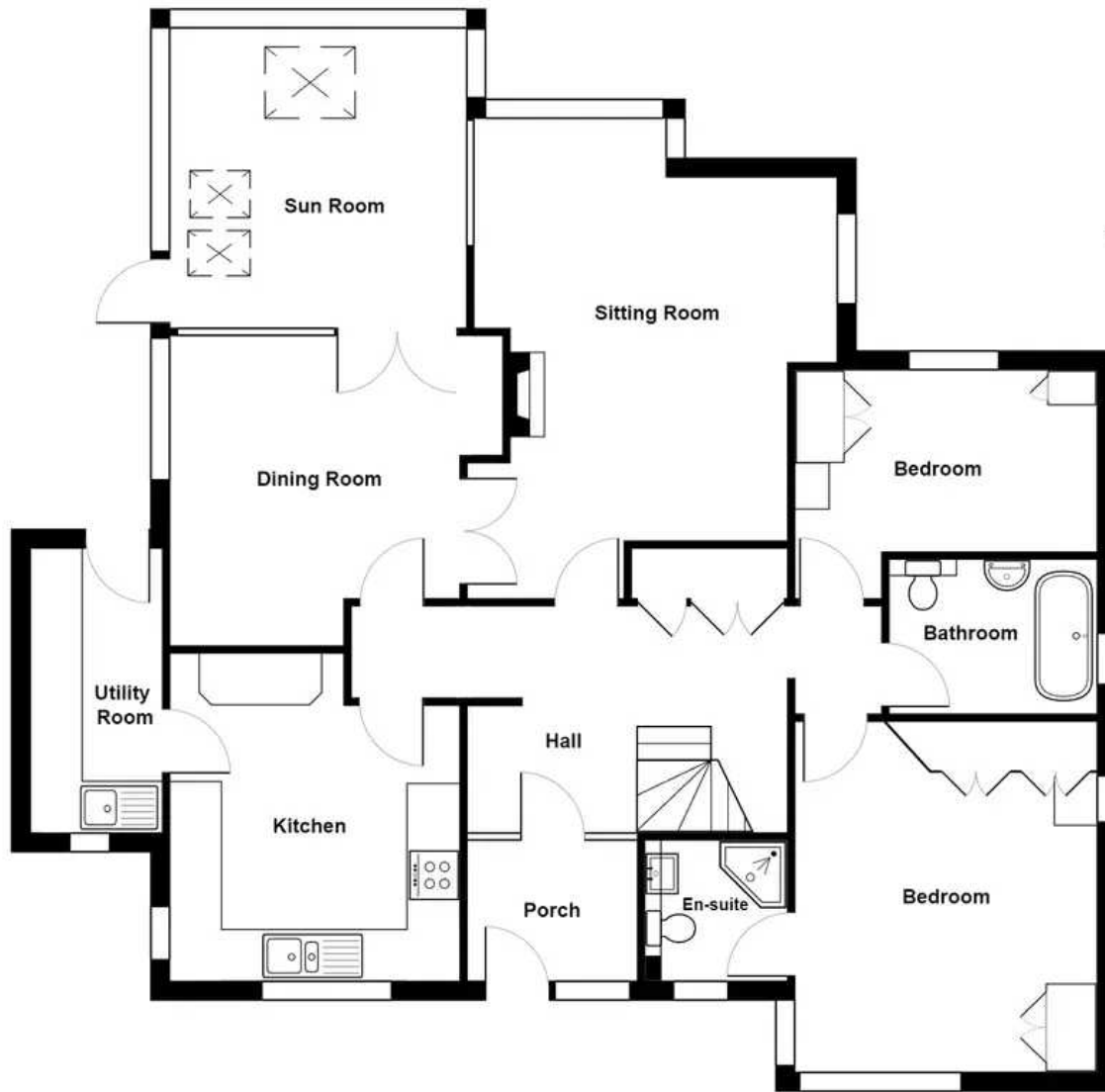
GARAGE

Up and over garage door, extra storage space, light and power.







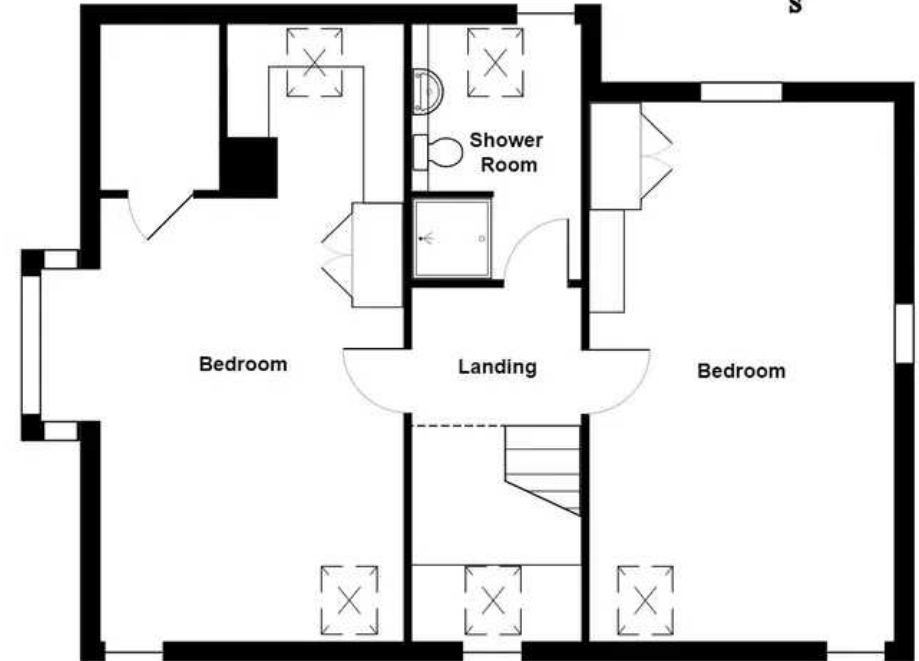


Ground Floor

Pippin Meadow, Levens

Total Area: 179.4 m² ... 1931 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor

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