



Levens

£440,000

Farrers View, Lowgate, Levens, Kendal, LA8 8NJ

Farrers View, a stunning stone-fronted modern semi-detached house nestled in the serene village of Levens. The easy to manage layout includes, an entrance hall, a living room with a balcony featuring a delightful outlook and an dining kitchen on the first floor. On the lower ground floor, you will discover, a modern bathroom, three bedrooms and the main bedroom includes an en-suite shower room and patio doors to a decked area with steps leading to the rear garden.

Outside, there is ample off-road parking on the block paved driveway and an integral garage with power and light. To the rear, there is a landscaped enclosed garden with a decked area. Levens offers excellent facilities right on your doorstep including a 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.

Quick Overview

Modern stone fronted semi-detached house

Splendid living room

Fitted dining kitchen

Three bedrooms

En-suite shower room

Modern three piece suite bathroom

Integral garage

Brick paved driveway providing off-road parking

Beautiful views towards Whitbarrow Scar &

Lords Plain

No upward chain - Early viewing recommended!



3



2



1



C



B4RN
Broadband



Integral Garage &
Driveway

Property Reference: K6806



Split Level Entrance Hall



Living Room



Living Room



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 you will discover the Nethercroft development, Farrers View is to be found on your left.

Property Overview: A delightful, contemporary semi-detached property offering beautiful views of Whitbarrow Scar and Lords Plain. The property boasts three bedrooms, a bathroom, en-suite shower room, a dining kitchen and living room with a balcony.

As you step into the inviting entrance hall, you're greeted by a sense of space and light. There are stairs leading to the lower ground floor and few steps up to the first floor level. There is a door leading to the integral garage. The heart of the house is the spacious living room, featuring a balcony that offers a delightful outlook over the rear garden and towards Whitbarrow Scar and Lords Plain in the distance. The perfect spot to enjoy a morning coffee or unwinding after a long day.

Adjacent to the living room is the modern dining kitchen, fitted with a range of soft closing wall, base and drawer units with complementary granite working surfaces with drainer and inset stainless steel sink. Modern kitchen appliances include; a built-in oven and microwave, induction hob, integrated fridge, freezer and dishwasher. There is ample room for a set of dining table and chairs. Loft access via hatch.

Retracing your steps to the lower ground floor hallway, there is an under-stairs cupboard with shelving for added storage.

Bedroom one is a spacious double with fitted wardrobes. With sliding patio doors lead onto the decked area with steps leading into the landscaped garden. This room has the benefit of a en-suite, with a three piece suite comprising of: a corner shower, pedestal wash hand basin and W.C.

Bedrooms two and three enjoy a pleasant outlook over the rear garden.

Completing the picture is the modern bathroom with attractive tiled walls and flooring. A three piece suite comprises; a bath with a shower over, pedestal wash hand basis and W.C. A useful airing cupboard houses the water cylinder and wall-mounted boiler, wooden shelves ideal for linen.



Fitting Dining Kitchen



Fitted Dining Kitchen



Bedroom Three



Bedroom Two



Bathroom



Ensuite Shower Room

With no upward chain, Farrers View presents a fantastic opportunity for those seeking a modern home, a personal holiday home or holiday or buy to let. An early viewing is highly recommended to fully appreciate the charm, comfort, and lifestyle this exceptional property has to offer.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

A few steps leading to:

Splendid living room with balcony

16' 11" x 12' 11" (5.16m x 3.94m)

Dining Kitchen

16' 4" x 15' 11" (4.98m x 4.85m)

Lower Ground Floor:

Inner Hallway

Bedroom One

14' 11" x 13' 2" (4.55m x 4.01m)

En-Suite Shower Room

Bedroom Two

11' 6" x 8' 8" (3.51m x 2.64m)

Bedroom Three

11' 2" x 10' 8" (3.41m x 3.26m)

Modern Bathroom

Outside: Externally, the property benefits from a block paved driveway and an integral garage, providing ample parking space and convenient storage. The garage has light, power and base units with a stainless steel sink. There is plumbing for a washing machine and space for a tumble dryer.

To the rear of the property lies an easy to manage, enclosed terraced landscaped garden. With a decked seating area and steps leading down to an area with decorative chippings. The borders are fenced and there is an outside tap. The garden is the perfect setting for summer BBQ's with friends or family, or perhaps just enjoying the tranquility with a cup of coffee!



Bedroom One



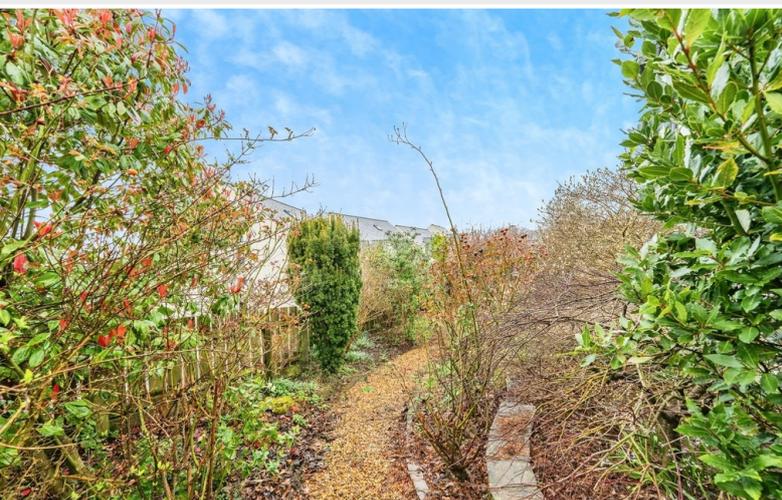
Bedroom One



Rear Landscaped Garden



Rear Landscaped Garden



Rear Landscaped Garden

Integral Garage

18' 11" x 9' 7" (5.77m x 2.92m)

Tenure: Freehold.

Services: Mains gas, water and electricity.

Council Tax: Westmorland & Furness Council - Band to be assessed

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: EPC Band C.

What3Words: ///knots.bitter.corrupted

Meet the Team

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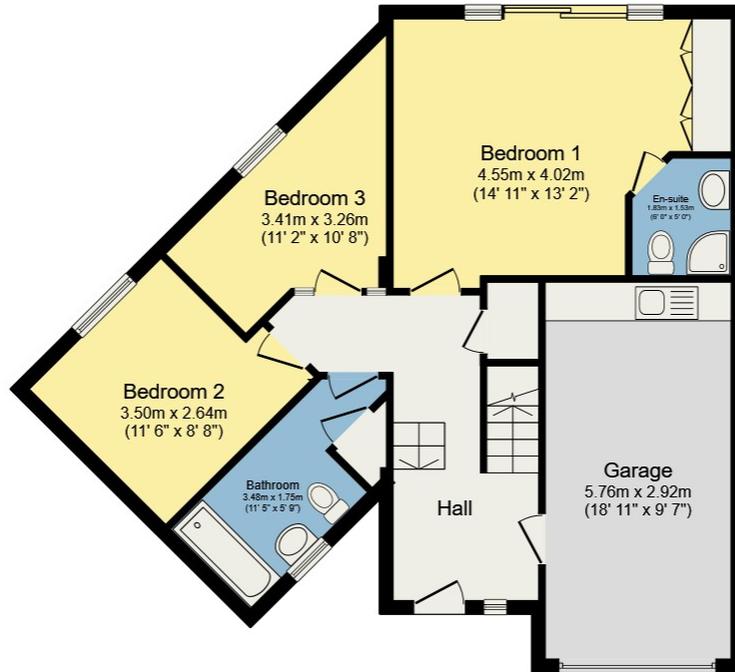
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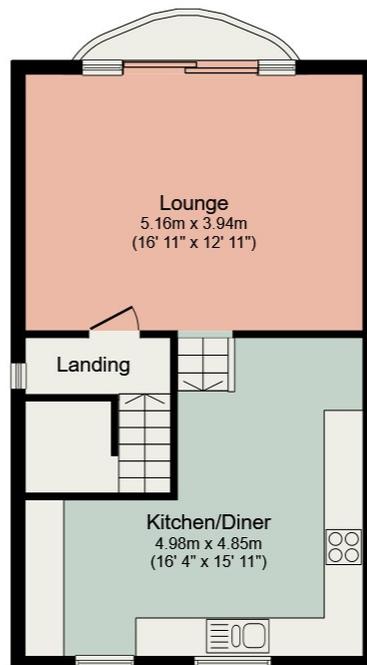
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Lowgate, Levens, Kendal



Ground Floor



First Floor

Total floor area 125.7 m² (1,353 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.

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