



Levens

£370,000

1 Greengate, Levens, Kendal, LA8 8NF

Nestled in the heart of Levens Village, this delightful three-bedroom detached family home offers a wealth of potential. The ground floor boasts a spacious living/dining room, a fitted kitchen, a utility room, a cloakroom and an integral garage. The first floor features two generously sized double bedrooms, a single bedroom and a shower room.

Set on a large plot, this property provides ample outdoor space for keen gardeners or future extensions. While the home is in need of modernisation and updating, it presents a fantastic opportunity to create a personalised and contemporary living space in a sought-after village location. Don't miss the chance to transform this practical property into your dream family home.

Quick Overview

- Detached family property
- Living/dining room, fitted kitchen & utility
- Three bedrooms & shower room
- Integral garage & off road parking
- Front and rear gardens
- Situated on a large level plot
- Popular village location
- No upward chain
- Early viewing recommended
- Ultra fast broadband available



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Ultrafast
broadband
available



Integral garage & off
road parking

Property Reference: K6861



Entrance Hall



Utility Room



Living Room



Fitted Kitchen

Location: 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 public house and is within easy access to the Market Town of Kendal and nearby Milnthorpe.

From Kendal 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 on the right, as the road begins to fork, number 1 can be found on the left hand side.

Property Overview: The property is situated in a popular village offering the new owners potential to alter and extend the current layout to suit their own needs. The current layout is easy to manage and the property benefits from UPVC double glazing, gas central heating and solar panels that has a lucrative feed-in tariff.

Stepping in to the entrance porch and straight through into the entrance hall with stairs leading to the first floor level, doors leading into the living room and kitchen and useful storage cupboard.

Into the light and airy living/dining room with three large picture windows with aspect to the front, side and rear gardens. The main focal point being the feature fire place with multi fuel stove with slate surround and hearth.

The kitchen has aspect over the rear garden and is fitted with a range of wall, base and drawers units with complementary work surfaces with inset sink and drainer with co-ordinating part tiled walls. Integrated kitchen appliances includes; Lamona double oven and four ring Bosch induction hob with extractor over. Useful under stairs storage cupboard. Door leading;

Into the utility room with base unit with inset sink and drainer, plumbing for washing machine and gas boiler. Access to the cloakroom with WC and door leading into the garage and into the rear garden.



Living Room



Fitted Kitchen



Bedroom Three



Bedroom Two



Shower Room



Bedroom One

Ascending to the first floor is a light and airy spacious landing with an airing cupboard, housing a hot water cylinder and shelving for linen.

On this floor you will find a shower room and three bedrooms.

Bedroom one and bedroom two are good size double bedrooms and both benefit from built in wardrobes. And bedroom three is a single bedroom with aspect to the front.

Into the shower room with part tiled wall, tiled floor and heated towel rail. A three piece suite comprises; a large shower cubicle, WC and wash hand basin.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch:

Entrance Hall

Living/Dining Room

22' 11" x 13' 8" (7.01m x 4.19m) MAX

Kitchen

10' 7" x 10' 7" (3.25m x 3.23m)

Utility Room

11' 1" x 10' 2" (3.40m x 3.12m)

Cloakroom

First Floor:

Landing

Bedroom One

14' 7" x 12' 7" (4.45m x 3.86m)

Bedroom Two

9' 8" x 11' 8" (2.96m x 3.56m)

Bedroom Three

8' 9" x 7' 8" (2.69m x 2.36m)

Shower Room

Agents Note: This property was purchased in 1969, before the formation of Land Registry, therefore the property is unregistered.



Bedroom One



Front Garden



Front Garden



Parking area



Rear Garden

Outside: The property benefits from ample off road parking to the front of the garage and to the side of the property which leads to a car port into the rear garden.

At the front and side of the property, you'll find a spacious lawn area adorned with mature hedges and shrubs. The rear features a low-maintenance, fully flagged garden, complete with a substantial timber shed for added convenience.

Integral Garage 15' 2" x 10' 0" (4.64m x 3.05m) with Up and over door and power and light.

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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: ///aunts.cursing.vent

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

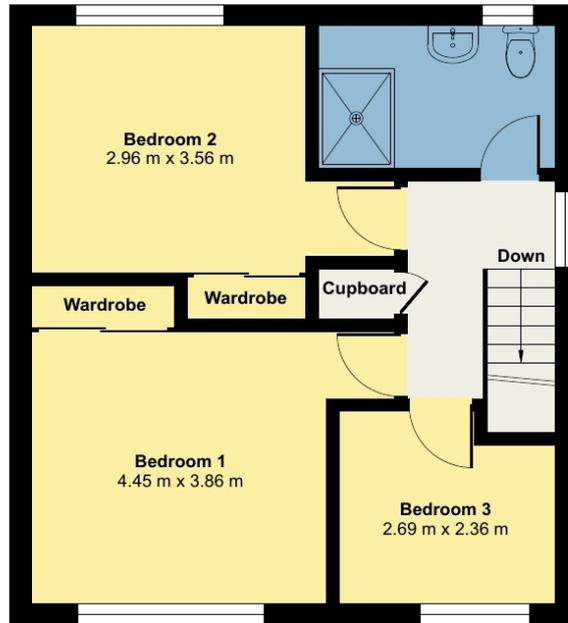
1 Greengate, Levens, Kendal, LA8

Approximate Area = 1117 sq ft / 103.7 sq m

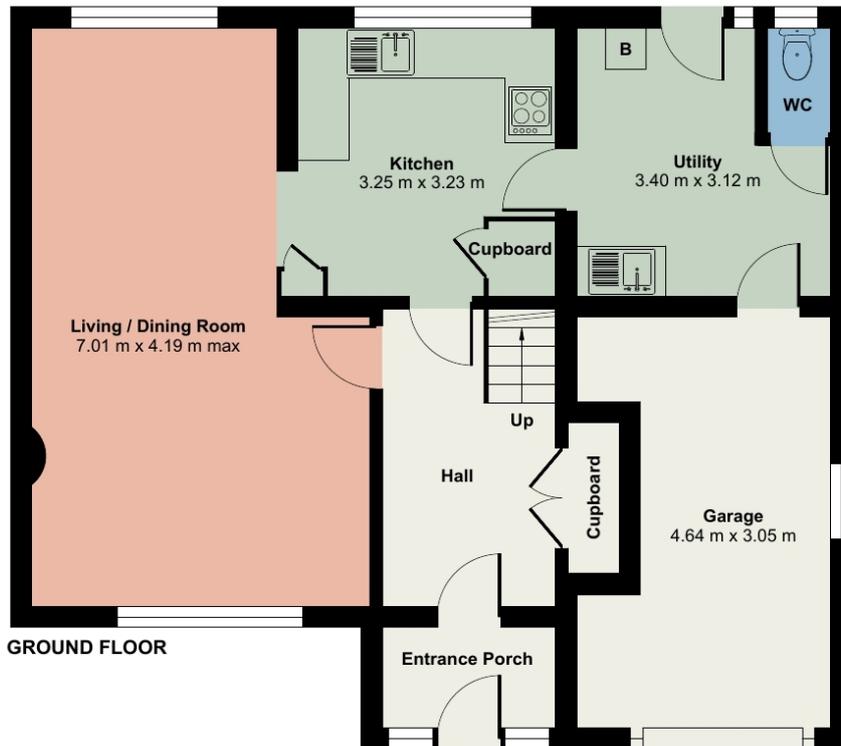
Garage = 144 sq ft / 13.3 sq m

Total = 1261 sq ft / 117 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1139558

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