



Levens

£325,000

Fairways

Church Road

Levens

Kendal

Cumbria

LA8 8PS

Property Ref: K6295

A detached dormer bungalow that enjoys a corner plot with good parking and easy to manage gardens within walking distance of the village shop, school and pub. The accommodation is laid out over two floors with a 20' living room and 20' dining kitchen, two bedrooms and a shower room on the ground floor and three bedrooms on the first floor.

Situated in the popular village of Levens the bungalow has the benefit of fine views, gas central heating and UPVC double glazing. Now in need of updating and works of improvements the bungalow is offered for sale with no upward chain and early possession is available.

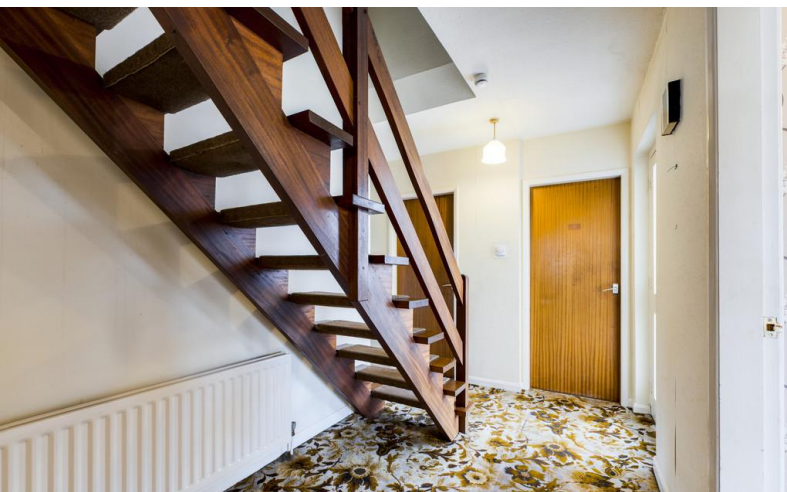




Living Room



Porch



Entrance Hall with open staircase

Description: This detached dormer bungalow is situated on a good corner plot with fine views, plenty of parking and easy to manage gardens. Now in need of some updating the bungalow has the benefit of gas central heating and UPVC double glazing. On the ground floor is a large living room and dining kitchen, together with two bedrooms and shower room and separate WC with three bedrooms and a WC on the first floor. Early possession is available.

Location: The popular and attractive South Lakeland Village of Levens enjoys a thriving community with local shop and post office, school, churches and public house and is within easy access to the Market Town of Kendal and nearby Milnthorpe.

Situated on the fringe of the Village the property can be found by entering the Village at the southerly end from the A590. Heading into the village continue past the tennis courts and take the left turning into Church Road "Fairways" is located about half way down on the left, opposite St. John's church.

Accommodation with approximate dimensions:

Ground Floor Entrance Porch UPVC double glazed window and door and glazed door to hall way.



Living Room

Entrance Hall open staircase to first floor. Radiator.

Living Room 19' 11" x 15' 11" (6.07m x 4.85m) enjoying far reaching views across to the church and Whitbarrow Scar in the distance. Two UPVC double glazed picture windows. Four wall lights, fireplace with fitted gas fire.

Dining Kitchen 19' 10" x 11' 11" (6.05m x 3.63m) with two UPVC double glazed windows, one to the side towards the church and one to the rear. Fitted with a range of wall and base units, working surfaces and tiled splashbacks. Inset single drainer stainless steel sink, plumbing for washing machine. Ideal gas central heating boiler, radiator and door to outside.

Bedroom 1 (rear) 12' 11" x 8' 5" (3.94m x 2.57m) with radiator and UPVC double glazed window. Fitted wardrobe with matching dressing table and wash hand basin.

Bedroom 2 (rear) 8' 11" x 8' 6" (2.72m x 2.59m) with radiator and UPVC double glazed window.



Dining Kitchen



Bedroom 2



Dining Kitchen



Bedroom 3



Bedroom 4

Shower Room with panelled shower cubicle, pedestal wash hand basin, radiator and towel rail. UPVC double glazed window.

Separate WC with high level window to the porch.

First Floor

Landing airing cupboard with hot water cylinder and shelving for linen and access to eaves.

WC

Bedroom 3 (front) 16' 5" x 8' 10" (5m x 2.69m) having an open aspect across to the Lyth Valley and Whitbarrow Scar. UPVC double glazed doors to a balcony. Radiator and pedestal wash hand basin.

Bedroom 4 (rear) 9' 9" x 9' 0" (2.97m x 2.74m) with radiator, UPVC double glazed window, fitted wardrobes with matching dressing table and wash hand basin. Access to loft space.

Bedroom 5 (side) 15' 5" x 8' 10" (4.7m x 2.69m) with radiator, UPVC double glazed window, fitted wardrobes with matching dressing table and wash hand basin.

For a Viewing Call 01539 729711



Bedroom 1



Shower Room



Bedroom 3



Bedroom 5



Outside: The property has the benefit of a private walled driveway providing off road parking. There are gardens to all sides, the front being south west facing with lawn and paved patio. Two timber sheds.

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

Council Tax: South Lakeland District Council - Band E

Tenure: Freehold

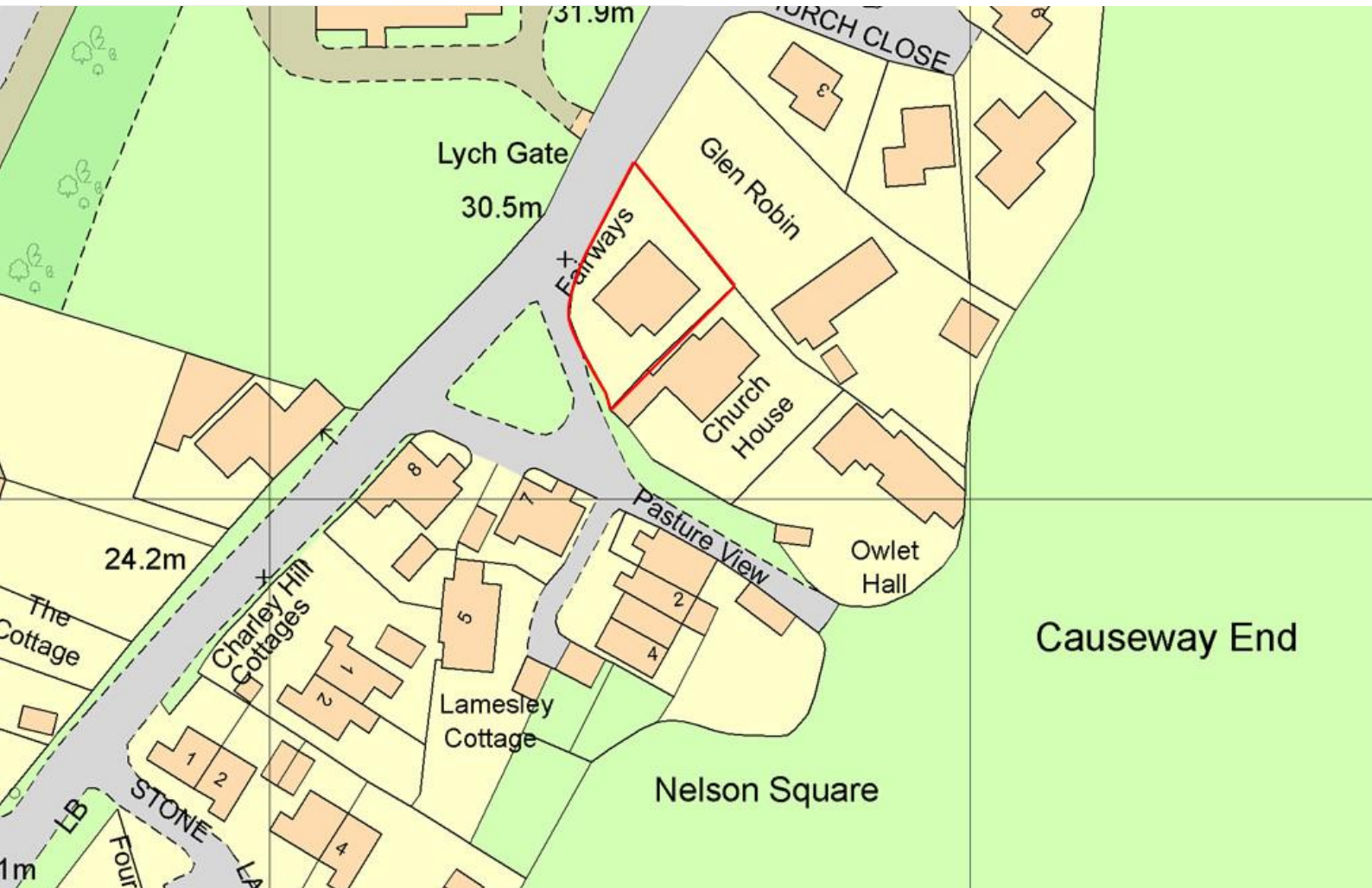
Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

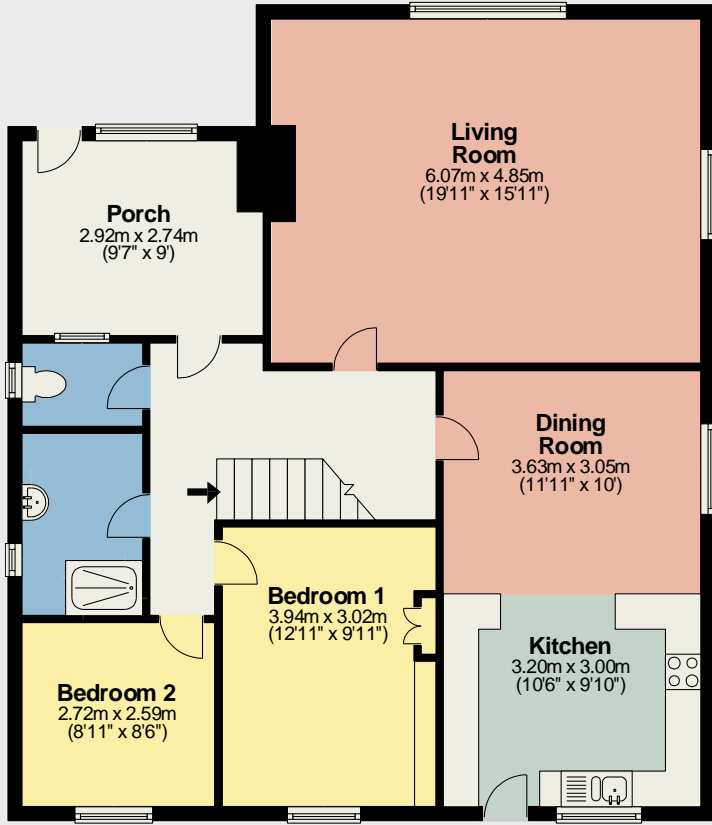
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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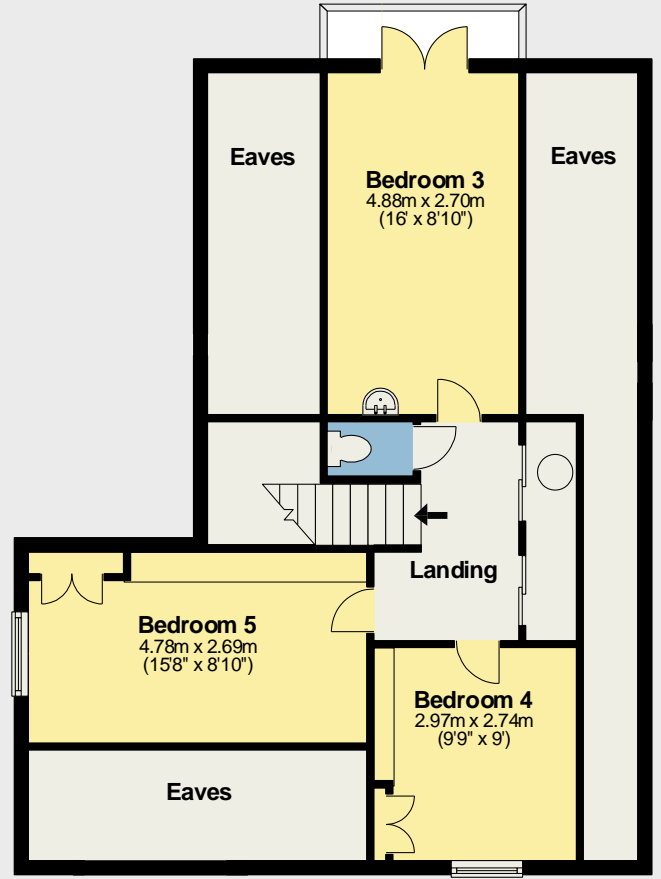


View from the front





Ground Floor



First Floor

Total area: approx. 174.8 sq. metres (1881.6 sq. feet)

For illustrative purposes only. Not to scale. REF: K6295

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