



36 MEADOW WOOD, LEVENS, KENDAL, CUMBRIA, LA8 8EY  
**£500,000**

**MILNE MOSER**  
SALES + LETTINGS

#### OVERVIEW

Built in 2019, this modern home is perfect for family living and boasts an excellent village location. Forming part of a well-designed development by Story Homes, the property has well balanced accommodation over two floors. A bay windowed lounge has space for relaxation and study and the kitchen diner at the rear has bi fold doors to the landscaped garden and a sleek contemporary finish. A utility and cloakroom WC can also be ticked off 'must have' list. On the first floor are four bedrooms, as they are all doubles there should hopefully be no more family arguments over who gets the box room. The master bedroom has an ensuite and there is a family bathroom with four piece suite. Outside, the owners have created a lovely space with thoughtfully planted borders and well maintained lawn - perfect for children and pets. A garage and double driveway complete the picture.

#### LOCATION

Levens is a popular village on the fringes of the Lake District National Park. Families and retirees alike love the community spirit of the village with a thriving primary school, playing fields and tennis courts, numerous social clubs and an active church. The village shop stocks just about everything you might need and there is a pub and excellent road links to the M6 motorway and A590.

#### ACCOMMODATION

Located within a cul de sac, the property is approached via the front garden and double driveway. A car charging point has been installed at the side the garage. Once in the hallway, there is a lovely view through the kitchen and bi fold doors into the landscaped garden. The cloakroom has stylish tiling and there is an under stairs cupboard to help keep the hallway clutter free. The bay windowed lounge is a good size, easily accommodating two generous sofas and is the perfect space to relax and unwind. The kitchen diner runs along the rear of the house with large bi fold doors leading to the garden. Finished with white gloss units, wood grain style worktops and upstands, the kitchen has all the appliances built in to maintain the sleek modern look. There are cafe style pendant lights above the dining area, perfect for zoning



4



1



2



PARKING



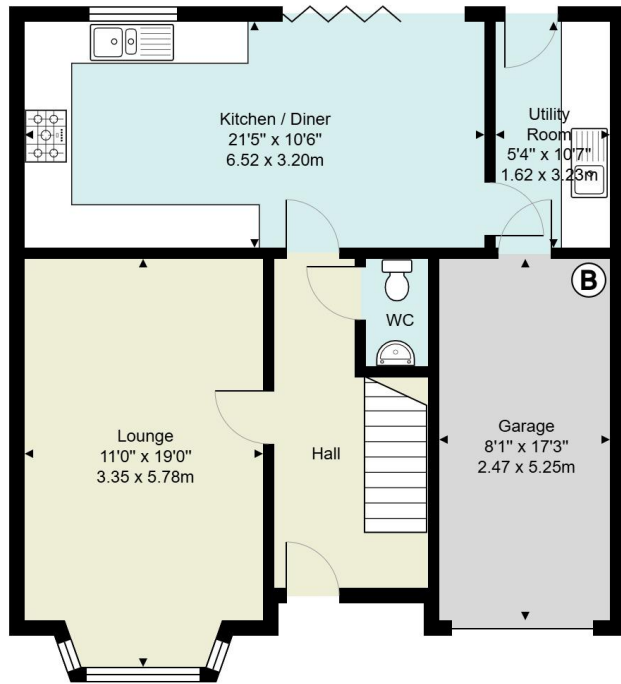


the room and the utility with space for a washing machine and tumble dryer leads off to one side.

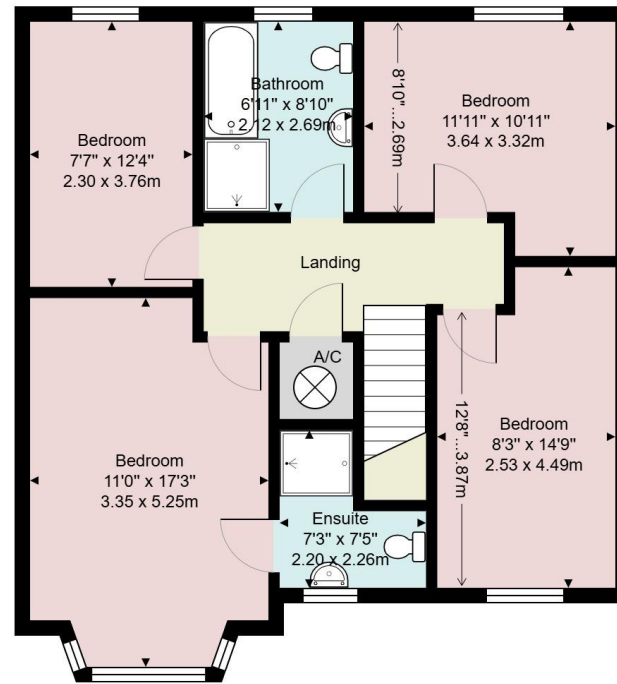
Moving to the first floor, the well-proportioned accommodation continues. The principal bedroom is light and bright and has a bay window with pleasant outlook at the side. The adjoining ensuite has a large shower enclosure with a rainfall head and there is stylish marble tiling to the walls, a concealed cistern WC and modern vanity basin with drawers beneath. The three further bedrooms all offer versatility - ideal for a growing family or for those who need a home office or hobby room - each will accommodate a double bed, a real bonus. The family bathroom boasts a four piece suite and is ideal for busy mornings or relaxation at the end of the day. The bath has a mixer spray attachment and the shower enclosure rainfall and riser spray heads. Contemporary tiling in neutral tones creates a sense of calm and there is a concealed cistern WC and vanity hand basin.

The current owners have developed the garden creating a lovely space for all the family to enjoy. At the rear, a two tier lawn area ensures there is space for play and recreation and a patio close to the kitchen bi fold doors is perfect for outdoor dining. Planting has been added throughout with herbaceous beds and espalier fruit trees. The upper lawn area has larch screening, four large planters and metal railings. There is an external double socket and a tap. At the front is a double driveway, lawn area and pretty borders with shrubs and flowering perennials. There is a car charger at the side. The integrated garage houses the Vaillant boiler and has an up and over door, painted/sealed floor, power, light and tan.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor

Approx. Total Area: 1507 ft<sup>2</sup> ... 140.0 m<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

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To arrange your viewing contact our Milnthorpe Team:

If you would like further information or insights prior to viewing, please contact Lois Clifton

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