



15 VICARAGE ROAD, LEVENS, KENDAL, CUMBRIA, LA8 8PY  
**£425,000**

**MILNE MOSER**  
SALES + LETTINGS



## 15 VICARAGE ROAD

LEVENS

KENDAL

LA8 8PY



4



3



2



PARKING

### OVERVIEW

A unique and exciting opportunity in the popular village of Levens, this detached bungalow has a versatile layout and will appeal to a range of buyers. Formerly two semi-detached bungalows, now combined creating a generous home with four bedrooms, three reception spaces plus two bathroom/shower rooms. There is double the garden space, perfect for playing children or those wishing to grow produce plus a good sized driveway at the front. Ideal for families, buyers searching for a generous downsize or those looking for two generations to come together under one roof. Gas centrally heated and UPVC double glazed windows (less two small windows), some buyers may wish to modernise and update and the property is available with no onward chain. Levens village boasts a wealth of amenities including a well-stocked village shop, local pub, primary school, churches and recreation field. There is excellent transport links to the A590, M6 and wider Lake District.

### ACCOMMODATION

Access to the property is via the driveway of number 15, a UPVC double glazed door leads into:

### PORCH

UPVC double glazed window to the front aspect. There is hanging space for coats and a ceiling light. A couple of steps lead up into the lounge.







#### LOUNGE

14' 1" x 16' 9" (4.28m x 5.10m)

UPVC double glazed window to the front elevation. A good sized room with a ceiling light, two wall lights and two radiators. Wood style flooring runs through into the dining room.

#### KITCHEN

14' 1" x 8' 4" (4.28m x 2.54m)

Overlooking the rear garden, the kitchen is fitted with pale limed wood base and wall units, dark worktops and a stainless steel one and a half bowl sink with drainer. Gas hob with hood above, an electric oven, integrated dishwasher and a fridge freezer. Plumbing for a washing machine, spotlighting to the ceiling and a radiator. The walls and floor are tiled and there is a frosted UPVC double external door and UPVC double glazed window.

#### DINING ROOM

10' 8" x 6' 11" (3.24m x 2.12m)

A versatile space which could also be a playroom or home office. A UPVC double glazed window overlooks the rear garden and there is a ceiling light and radiator. Built in cupboard housing a Worcester boiler.

#### INNER PASSAGEWAY

Running the length of the property, the inner passageway connects the two halves, accessing the four bedrooms, bathrooms and sitting room. There is access to both loft spaces, four ceiling lights and a radiator.

#### BEDROOM ONE

12' 4" x 11' 9" (3.75m x 3.59m)

Having a UPVC double glazed window, radiator and a ceiling light. Wood style flooring.

#### BEDROOM TWO

12' 9" x 10' 3" (3.87m x 3.13m) max

Also facing the front, the second double bedroom has a ceiling light, radiator and built in airing cupboard with radiator and shelving.

#### BEDROOM THREE

12' 10" x 10' 3" (3.90m x 3.13m)

Another good sized double with a ceiling light, radiator and a UPVC double glazed window. Built in double wardrobe and second shelved built in cupboard.





#### BEDROOM FOUR

15' 9" x 5' 5" (4.79m x 1.66m)

UPVC double glazed window facing the rear aspect. Radiator and a ceiling light.

#### SHOWER ROOM

6' 7" x 5' 4" (2.01m x 1.63m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a quadrant shower cubicle, a WC and pedestal wash hand basin. Fully tiled including the floor, there is an extractor, ceiling light and chrome heated towel rail.

#### BATHROOM

6' 7" x 5' 5" (2.02m x 1.66m)

Frosted UPVC double glazed window. Bath with shower above, a pedestal wash hand basin and a WC. There is a ceiling light, radiator and part tiled walls.

#### SITTING ROOM

12' 4" x 13' 3" (3.75m x 4.05m)

A useful second living room - having a UPVC double glazed window, a ceiling light and radiator. A slate fire surround and hearth provides a focal point and is fitted with a living flame gas fire (disconnected with supply capped off).

#### FRONT PORCH

A second entrance to the property with a ceiling light, double coat cupboard and wood glazed door and window.

#### UTILITY ROOM

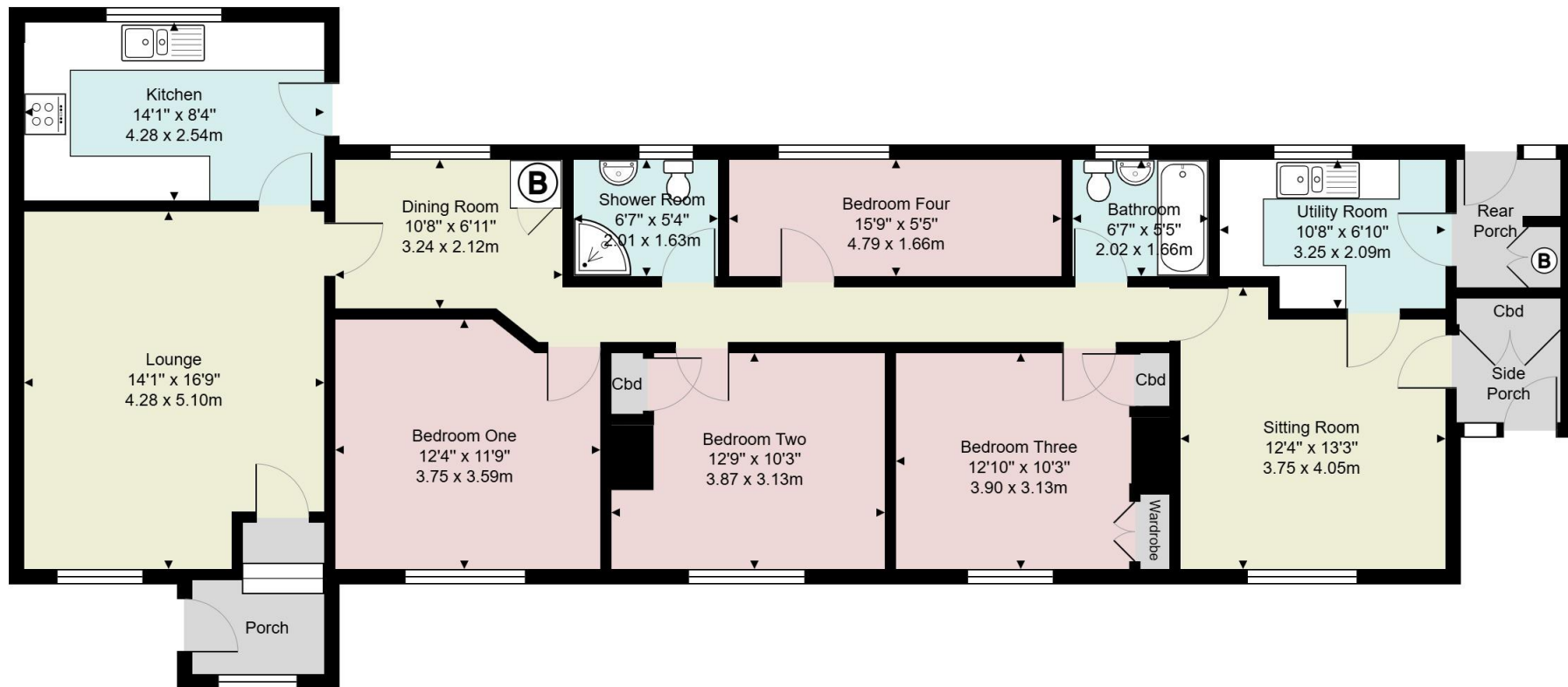
10' 8" x 6' 10" (3.25m x 2.09m)

UPVC double glazed window to the rear aspect. Fitted with beech style base and wall units, pale worktops and a one and a half bowl sink and drainer. There is plumbing for a washing machine, a cooker hood, tiled splashbacks, a ceiling light and radiator.

#### REAR PORCH

A wooden door leads to the rear garden and there is a frosted window. Cupboard housing the Biasi boiler and a ceiling light.





Approx. Total Area: 1462 ft² ... 135.8 m²

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









#### EXTERNAL

To the front of number 15 is a good sized block paved driveway and a path at the side leading to the rear garden. A second path leads into the front and side garden of number 17 and round to the rear. The rear gardens are still divided into two, both flagged and gravelled for ease. There is space and scope to redesign and landscape combining both gardens into one good sized area. External light, tap and shed.

#### DIRECTIONS

Vicarage Road in centrally located in Levens, close to the village shop and small green. Number 15/17 is located to the head of the cul de sac to the left hand side.  
[what3words:///proud.beaks.various](#)

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Please note there are two heating systems from one supply.

Tenure: Freehold.

Council Tax Band: F. The property was combined in 2015.

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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