



16 LEVENS CLOSE, KENDAL, CUMBRIA, LA9 7LU
£295,000

MILNE MOSER
SALES + LETTINGS

- Excellent Location for Schools, Leisure Centre and Riverside Walks
- UPVC Double Glazed Throughout
- Gas Central Heating
- Large Conservatory/Porch
- Ground Floor Cloakroom



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1



RESIDENTS
PARKING

OVERVIEW

Being the last house on Levens Close, the unassuming appearance of this end terraced house belies the style, quality and space that is within. The current owners have been resident for over 30 years and continually updated and modernised creating a fantastic family home. The kitchen is well fitted and semi open to the dining area - the large range cooker and American style fridge are included in the sale and there is a welcoming lounge. All three bedrooms are a good size and there is a boutique hotel style bathroom - a haven of relaxation. Not found in modern homes is the amount of storage throughout the house - ideal for family life and keeping clutter tidied away. The corner plot has been landscaped for ease and there is plenty of space for sheds, play and entertaining. Each room has individual stylish decor with feature wall papers or murals, contemporary tones and neutral floor coverings.

ACCOMMODATION

Approaching from the residents parking areas, a gated front garden laid with chippings for ease has lots of space for flowering and evergreen pots. The large conservatory style porch has a practical tiled floor, perfect for wet coats, shoes or even dogs and there is a wall fan heater to keep the chill away. Once in the hallway, buyers will be impressed by the storage and decor. Part glazed doors to the kitchen and lounge allow natural light into the space and there is a modern cloakroom/wc. The tastefully decorated lounge





has a calm and relaxing feel - a modern gas fire provides a focal point and there is alcove shelving. The lounge is semi open plan to the dining room - an excellent layout, ideal for families. Moving through into the dining room, a door leads to the rear garden and again there is stylish decor. The adjacent kitchen has duck egg shaded units, wood block worktops, a large 7 burner gas range cooker and American style fridge. The dishwasher and washing machine are also included. The Vaillant boiler is within a wall cupboard.

Once on the first floor, there is yet more built-in storage and a cylinder cupboard. The master bedroom has an impressive array of mirrored wardrobes and there is a second double and a good sized single. There is a pleasant view from the second double bedroom at the rear of the house towards Serpentine Woods and Kendal Golf Course. The bathroom has been updated in modern years. Now fitted with a double ended bath with stand style tap and shower head/spray, a countertop basin and concealed cistern WC. The contemporary tiling give the space a boutique hotel feel along with a stunning wall mural.

Outside the property continues to impress. Being at the end of the development, the property has a wedge shaped plot, all landscaped for ease. The front garden has chippings and there is a greenhouse and Dutch barn style shed that are to stay. The rear garden has artificial grass, a patio, raised flagged area and a tap. Clipped evergreens, azaleas, hydrangeas and roses soften the space but are easily maintained.

Levens Close has numerous undesignated Residents parking areas plus a small play area and green spaces.



DIMENSIONS

Conservatory/Porch 12' 1" x 5' 10" (3.69m x 1.79m)

Hall

WC

Lounge 12' 3" x 14' 7" (3.74m x 4.43m max)

Dining Area 7' 10" x 9' 6" (2.39m x 2.90m)

Kitchen 10' 4" x 8' 1" (3.16m x 2.46m) min

Landing

Bedroom 9' 8" x 14' 1" (2.93m x 4.29m) including wardrobes

Bedroom 10' 6" x 10' 0" (3.21m x 3.05m)

Bedroom 8' 6" x 8' 6" (2.59m x 2.59m)

Bathroom 7' 9" x 4' 9" (2.36m x 1.44m)

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Full Fibre to Property Broadband.

Tenure: Freehold

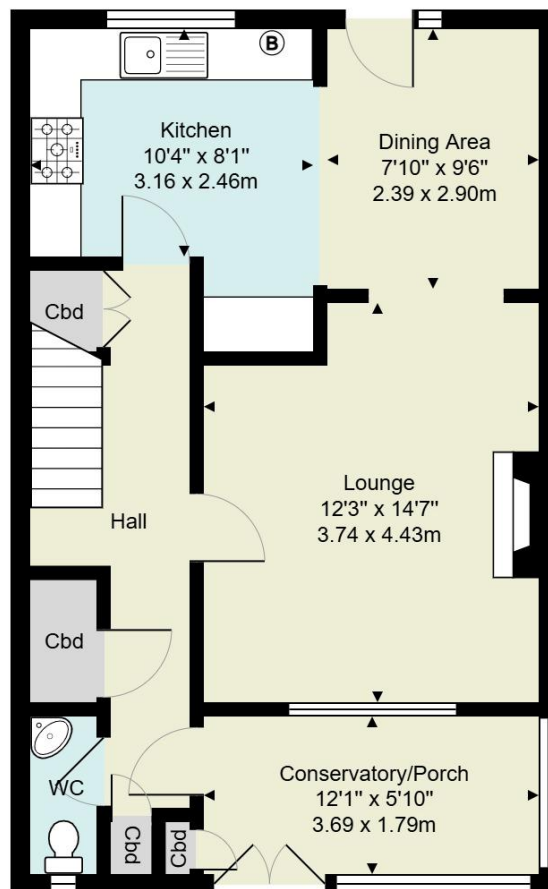
Council Tax Band: C

EPC Grading: D

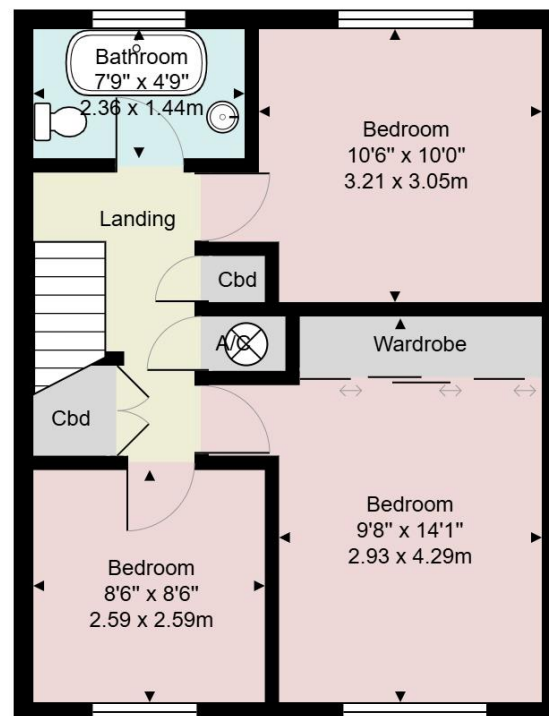








Ground Floor



1st Floor

Approx. Total Area: 1037 ft² ... 96.3 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Sonia Fallowfield

DIRECTIONS

From the roundabout at Kirkbie Kendal School, turn onto Natland Road. Levens Close is on the left hand side. Follow through the development towards the rear with the property being in the far left hand corner.

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. 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



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