



21 LEVENS CLOSE, KENDAL, CUMBRIA, LA9 7LU
£275,000

MILNE MOSER
SALES + LETTINGS

- Offered Chain Free
- Scope to Personalise and Update
- UPVC Double Glazing (less Rear Porch Windows)
- Warm Air Heating
- Popular Location off Natland Road



OVERVIEW

Situated to the rear of a small development, this three bedroom house is a perfect for young families and has space for first time buyers to grow into. The layout suits modern living with a semi open plan lounge, dining and kitchen area - each divided by an arch to keep the spaces light and airy. There is lots of built in storage throughout, something not seen in new build houses plus a ground floor WC. Two of the three bedrooms are good size doubles and there is a modern shower room. Outside, low maintenance garden spaces have been created with artificial grass, flags and gravelled areas. There are residents parking areas throughout the development and a play park close by.

ACCOMMODATION

A path at the front leads along the row of houses with a metal gate leading into the front garden of number 21. A cupboard alongside the front door is ideal for garden and DIY tools. Once in the hallway, there is plenty of storage space with three built-in cupboards of various sizes, a cloakroom/WC to one side and wood style flooring runs through into the kitchen. The warm air boiler is in the hallway and stairs lead to the first floor. The kitchen overlooks the rear garden and is fitted with pale cream units and wood effect worktops. There is an electric hob with hood above, electric oven and plumbing for both a washing machine and dishwasher. An open arch connects to the dining room - perfect for family dining. The dining





room has French doors to the rear porch and continuing wood style flooring, unifying the spaces. The lounge faces the front and there is a lovely aspect from the patio doors onto the front garden, green space and play park.

The first flooring landing has yet more storage with a linen cupboard and separate airing cupboard. Pine doors lead to the three bedrooms and shower room. Moving into the largest bedroom at the front, there is a pleasant view over green space, trees and the play park. The second double is at the rear and has a good sized built in cupboard as does the third good sized single bedroom. The shower room has been updated with a large quadrant enclosure, a vanity hand basin with cupboards beneath and a concealed cistern WC.

Externally, the property offers low maintenance garden spaces. At the front, flagged and gravelled areas are enclosed by low walling and perfect for a bench and pots. The rear garden is laid with artificial grass for ease and there is a stone built raised shrub border and flagged space. A gate leads to the rear access for bins and garden waste. Within the development are unallocated residents parking bays.



DIMENSIONS

Kitchen 10' 4" x 8' 1" (3.16m x 2.46m)
Dining Room 7' 10" x 11' 6" 92.38m x 3.55m)
Lounge 12' 4" x 12' 5" 93.76m x 3.77m)
Rear Porch 7' 8" x 3' 0" (2.33m x 0.91m)
Bedroom 9' 10" x 14' 2" 93.00m x 4.32m)
Bedroom 10' 7" x 10' 1" (3.23m x 3.06m)
Bedroom 8' 7" x 8' 5" 92.62m x 2.58m)
Shower Room 7' 9" x 4' 10" (2.36m x 1.47m)

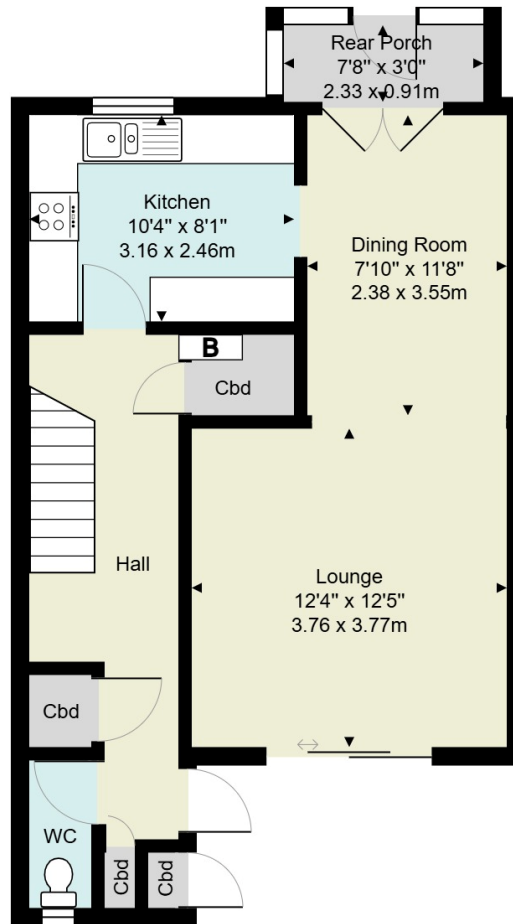
DIRECTIONS

Leaving Kendal on Natland Road, pass alongside the river bank and then turn left onto Levens Close. Follow the cul de sac round to the left towards the parking and turning area. Number 21 is located to the right hand block by the play park.
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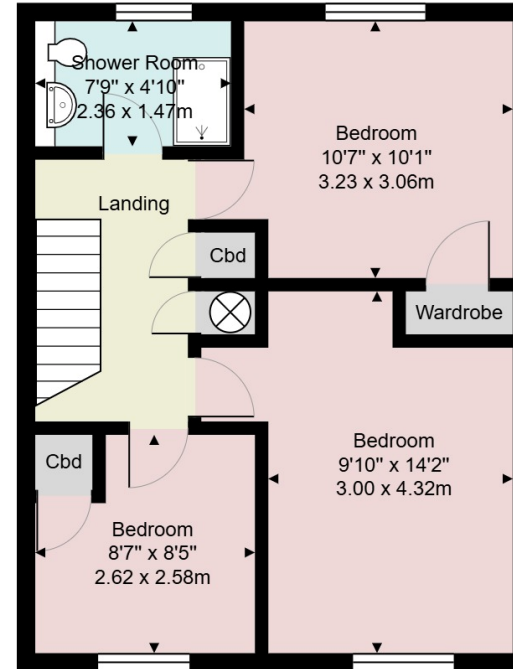








Ground Floor



1st Floor

Approx. Total Area: 990 ft² ... 91.9 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		
69-80	C		79 C
55-68	D	61 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 Emma Butler

ESSENTIAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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