



22 Nethercroft, Levens  
£420,000





## 22 Nethercroft

Levens, Kendal

A well proportioned three bedroom semi detached house situated within the popular South Lakeland village of Levens. The property benefits from magnificent views towards the Lyth Valley and Lakeland Fells, gardens to the front and rear, garage, off road parking and easy access to the M6.

In a sought-after location, this delightful 3-bedroom semi-detached house offers panoramic views over the picturesque Lyth Valley. The property has been renovated by the current owners where they have added on an extension which has made the kitchen diner much bigger adding more living space to the property and they have added in a delightful decking area to the garden as well. The heart of the house lies in its spacious dining kitchen with modern integrated appliances with a living area, creating a welcoming space for family gatherings and entertaining. The first floor features a sitting room with a balcony overlooking the stunning valley, providing a perfect spot to unwind and enjoy the tranquil surroundings. Two of the three double bedrooms can be found on the first floor along with a family bathroom. The Main bedroom along with an en-suite bathroom is located on the second floor with far reaching views across the valley. Featuring double glazing and gas central heating, this home offers modern amenities and comfort. Utility space can also be found in the internal garage as well with a cloakroom on the ground floor. Enjoy the best of outdoor living in this property's well-kept enclosed rear garden, which features a delightful decking area ideal for hosting family gatherings or simply basking in the sunshine. The garden offers ample space for garden furniture, making it a perfect setting for creating unforgettable memories. With allocated parking for both residents and visitors, parking is a breeze for all occupants. Don't miss the opportunity to make this charming house with its stunning views and inviting outdoor space your new home.



- Semi detached house
- Panoramic views over Lyth Valley
- Sitting room with balcony over looking the Lyth Valley
- Double glazing and gas central heating
- Modern dining kitchen with living area
- Enclosed garden with decking seating area
- Three double bedrooms with two being on the first floor and the main bedroom on the second floor
- Garage with utility space
- Bathroom, en suite and cloakroom
- Allocated parking for residents and visitors

#### **EPC RATING C**

#### **SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

#### **COUNCIL TAX:BAND D**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

From Kendal proceed south along the A591 Kendal bypass. Leave the bypass at Brettagh Holt roundabout and take the road signed post A590 Barrow. Join the A590 and in approximately 1.7 miles turn right sign posted Levens village. Pass the Hare and Hounds public house and continue up the hill. The entrance to Nethercroft is on the left.

**WHAT3WORDS:**reheat.motion.noun







## GROUND FLOOR

### ENTRANCE HALL

14' 6" x 4' 11" (4.42m x 1.50m)

### KITCHEN, DINING, LIVING AREA

18' 3" x 16' 10" (5.55m x 5.13m)

### CLOAKROOM

6' 8" x 3' 2" (2.03m x 0.97m)

## FIRST FLOOR

### LANDING

7' 6" x 6' 0" (2.29m x 1.84m)

### SITTING ROOM

18' 4" x 11' 9" (5.58m x 3.59m)

### BEDROOM

11' 9" x 9' 9" (3.57m x 2.97m)

### BEDROOM

10' 6" x 8' 3" (3.21m x 2.51m)

### BATHROOM

7' 7" x 6' 0" (2.31m x 1.82m)

## SECOND FLOOR

### LANDING

5' 11" x 2' 11" (1.80m x 0.89m)

### BEDROOM

19' 9" x 14' 11" (6.03m x 4.55m)

### EN SUITE

7' 3" x 5' 10" (2.22m x 1.79m)



















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