



3 Old Chapel Lane, Levens
£345,000



3 Old Chapel Lane

Levens

A well proportioned semi-detached property is located within the popular village of Levens with beautiful countryside views which is situated to the south of the market town of Kendal offering easy access to local amenities along with great links to the rest of the Lake District National Park and the M6 motorway.

The property which has had the kitchen redone to a high standard in 2018 briefly comprises a sitting room, kitchen diner, cloakroom and hallway to the ground floor. The first floor offers three bedrooms with one currently being used as a sitting room with beautiful views out to the front and a family bathroom. The property benefits from double glazing and gas central heating.

Outside there is an enclosed rear garden with well kept lawns, patio seating areas and ample storage. To the front there is driveway parking for up to three vehicles.

GROUND FLOOR

SITTING ROOM

18' 6" x 11' 4" (5.65m x 3.45m)

Both max. Double glazed door, single glazed door, double glazed window, two radiators, modern inset gas fireplace. exposed beams.

KITCHEN

19' 12" x 12' 6" (6.09m x 3.8m)

Both max. Double glazed door, two double glazed windows, good range of base and wall units, sink, integrated oven, induction hob, extractor/filter over, integrated fridge freezer, integrated dishwasher, plumbing for washer dry, cupboard housing gas combination boiler, recessed spotlights.

CLOAKROOM

5' 4" x 3' 6" (1.63m x 1.07m)

Both max. Heated towel radiator, W.C. wash hand basin, extractor fan.

HALLWAY

9' 7" x 6' 9" (2.91m x 2.06m)

Both max. Double glazed window, built in cupboard.





FIRST FLOOR.

BEDROOM

15' 4" x 10' 6" (4.67m x 3.2m)

Both max. Double glazed window, double glazed roof window with fitted blind, radiator, wall mounted electric fire.

BEDROOM

11' 8" x 10' 12" (3.55m x 3.35m)

Both max. Double glazed window, radiator, cast iron fireplace.

BEDROOM

8' 6" x 7' 7" (2.58m x 2.3m)

Both max. Double glazed window, radiator.

BATHROOM

7' 1" x 6' 7" (2.15m x 2m)

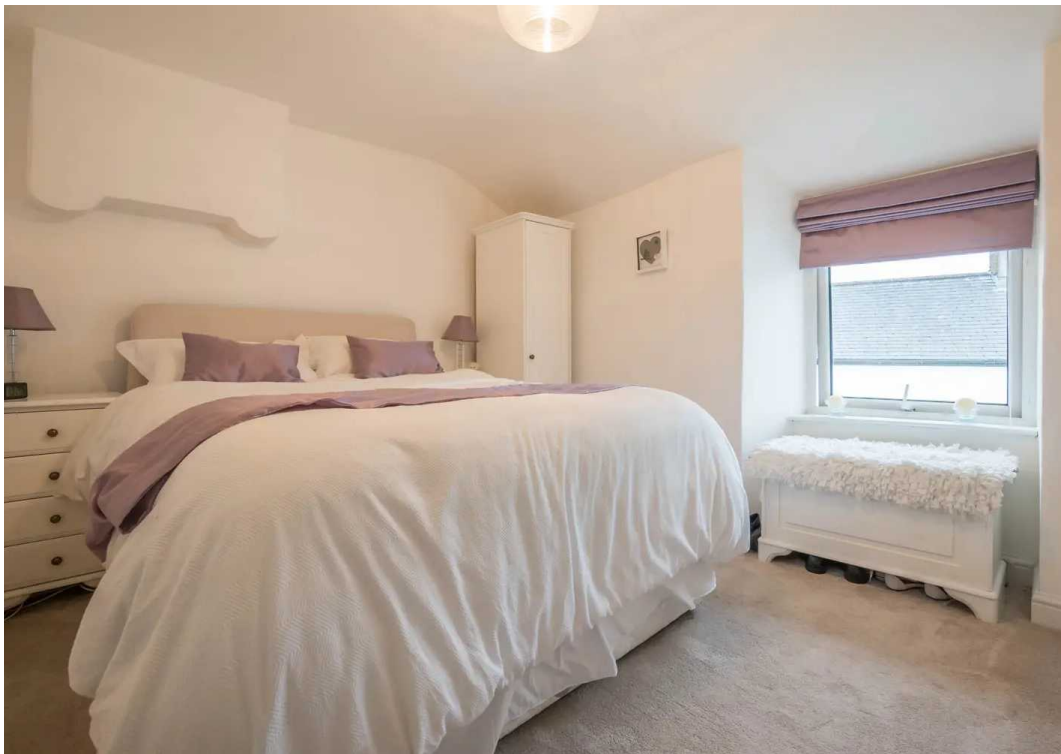
Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower fitment over, partial tiling to walls.

LANDING

8' 8" x 7' 3" (2.64m x 2.22m)

Both max.





OUTSIDE

A beautiful well kept enclosed landscape garden with two lawns, space for potted plants, patio seating areas and a shed with additional storage.

OFF ROAD

Driveway parking for three vehicles.

EPC RATING

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From Kendal proceed south along the A591 Kendal bypass turning onto the A590 at Brettargh Halt. Take the third turn to the right proceeding into Levens village. Pass The Hare and Hounds public house and continue up the hill at the crossroads turn left on to Levens Lane. Old Chapel Lane is then located on the right with number 3 being located on the right just before the end.

WHAT3WORDS: lifted.bogus.revised.





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**