



Farrers View Lowgate, Levens
£400,000



Farrers View Lowgate

Levens

A well proportioned semi-detached family home occupying a pleasant position within the village Levens and is just a short drive from the amenities available in the market town of Kendal. The property has great road links to the M6 Motorway and the Lake District National Park.

Nestled within the charming village community, this delightful stone fronted 3 bedroom semi-detached house offers a perfect blend of modern comfort and traditional elegance. The property boasts a spacious sitting room providing access to a lovely balcony, ideal for enjoying a morning coffee or a breath of fresh air. A substantial kitchen diner caters to both family meals and entertaining guests.

The three double bedrooms feature the main bedroom with fitted wardrobes and an en-suite bathroom for added convenience. Completing the accommodation is a three-piece suite bathroom on the ground floor. With the added bonus of no upward chain, this property offers a convenient sale process.

The outdoor space presents a haven of tranquillity, featuring a landscaped enclosed garden adorned with well-established trees, hedges, and planted beds. Meandering gravel pathways lead to a captivating decked area, perfect for al fresco dining and relaxation on garden furniture. A garage and driveway parking provide convenient storage and ample space for multiple vehicles. With internal garage parking and additional driveway parking, this residence offers practicality and comfort in equal measure.

- Delightful stone fronted semi-detached house
- No upward chain
- Sitting room with balcony access
- Easy access to local amenities within the village
- Substantial kitchen diner
- Road links to the M6 Motorway and the Lake District National Park
- Three double bedrooms with the mains having fitted wardrobes and an en-suite bathroom
- Beautiful landscaped gardens to the rear
- Three piece suite bathroom on the ground floor
- Integral garage and driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND TBC

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 with Farrers View being located on the left just before the entrance to Nethercroft.

WHAT3WORDS:///panics.payback.lends





GROUND FLOOR

ENTRANCE HALL

10' 0" x 3' 10" (3.04m x 1.16m)

BEDROOM

14' 10" x 12' 6" (4.52m x 3.80m)

EN-SUITE

5' 11" x 5' 1" (1.81m x 1.54m)

BEDROOM

11' 5" x 8' 8" (3.49m x 2.63m)

BEDROOM

11' 0" x 7' 7" (3.36m x 2.32m)

BATHROOM

7' 2" x 5' 10" (2.19m x 1.79m)

FIRST FLOOR

LANDING

6' 9" x 3' 9" (2.06m x 1.15m)

SITTING ROOM

16' 9" x 12' 10" (5.10m x 3.91m)

KITCHEN DINER

16' 10" x 16' 0" (5.12m x 4.87m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

1205 ft²

111.9 m²

Balconies and terraces

113 ft²

10.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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