



38 Meadow Wood, Levens
£600,000 Freehold



38 Meadow Wood

Levens,

A well proportioned detached house pleasantly located on a recently constructed development in a desirable residential area within Levens village which has a thriving community, a village store, public house and restaurant, well regarded primary school and church. Conveniently placed for the amenities available in the market town of Kendal, Milnthorpe village, Windermere, Grange-over-Sands, the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road link to the M6.

The beautifully presented accommodation briefly comprises an entrance hall, sitting room, dining kitchen, utility room, cloakroom and garage to the ground floor. The first floor offer four double bedrooms two having en suites and a family bathroom. The property benefits from double glazing, gas central heating.

Outside offers south facing well kept garden to the rear on two levels and a patio area. To the front are well established hedges with a lawn area. There is ample driveway parking and a double garage with an up and over electric door.

GROUND FLOOR

SITTING ROOM

17' 1" x 13' 10" (5.21m x 4.22m)

Both max. Double glazed window, radiator.

KITCHEN/DINER

34' 3" x 11' 8" (10.45m x 3.55m)

Both max. Double glazed French doors, double glazed bifolding doors, double glazed window, two radiators, good range of base and wall units, stainless steel sink, integrated appliances including a double oven, dishwasher and a fridge freezer, splashback, recessed spotlights, wood flooring.

UTILITY ROOM

10' 5" x 5' 6" (3.17m x 1.67m)

Both max. Double glazed door, radiator, base units, plumbing for washer dryer.

CLOAKROOM

5' 3" x 3' 8" (1.61m x 1.11m)

Both max. Radiator, W.C. wash hand basin, partial tiling to walls, extractor fan, tiled flooring.

ENTRANCE HALL

17' 3" x 5' 3" (5.25m x 1.59m)

Both max. Double glazed door, radiator, understairs storage.





FIRST FLOOR

BEDROOM

17' 7" x 13' 12" (5.36m x 4.26m)

Both max. Two double glazed windows, two radiators, fitted wardrobe.

EN-SUITE

7' 7" x 6' 11" (2.31m x 2.12m)

Both max. Double glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, shaver points, tiled flooring.

BEDROOM

13' 3" x 10' 4" (4.04m x 3.14m)

Both max. Double glazed window, radiator.

BEDROOM

13' 3" x 10' 11" (4.03m x 3.34m)

Both max. Double glazed window, radiator.

BEDROOM

10' 11" x 10' 4" (3.33m x 3.15m)

Both max. Double glazed window, radiator.

EN-SUITE

7' 10" x 7' 5" (2.38m x 2.25m)

Both max. Double glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, extractor fan, shaver points, tiled flooring.

BATHROOM

10' 0" x 7' 3" (3.05m x 2.2m)

Both max. Double glazed window, heated towel radiator, four piece suite comprising W.C. wash hand basin to vanity and bath with thermostatic shower fitment, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, recessed spotlights, extractor fan, shaver points, tiled flooring.





OUTSIDE

Well kept gardens to front and rear. With an enclosed garden to the rear with well kept lawns on two levels including a patio area. To the front are well established hedges and a well kept lawn. Ample driveway parking

GARAGE

18' 17" x 17' 45" (5.54m x 5.32m) Electric up and over door, gas combination boiler, light and power.

EPC RATING B

SERVICES

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

COUNCIL TAX: BAND E

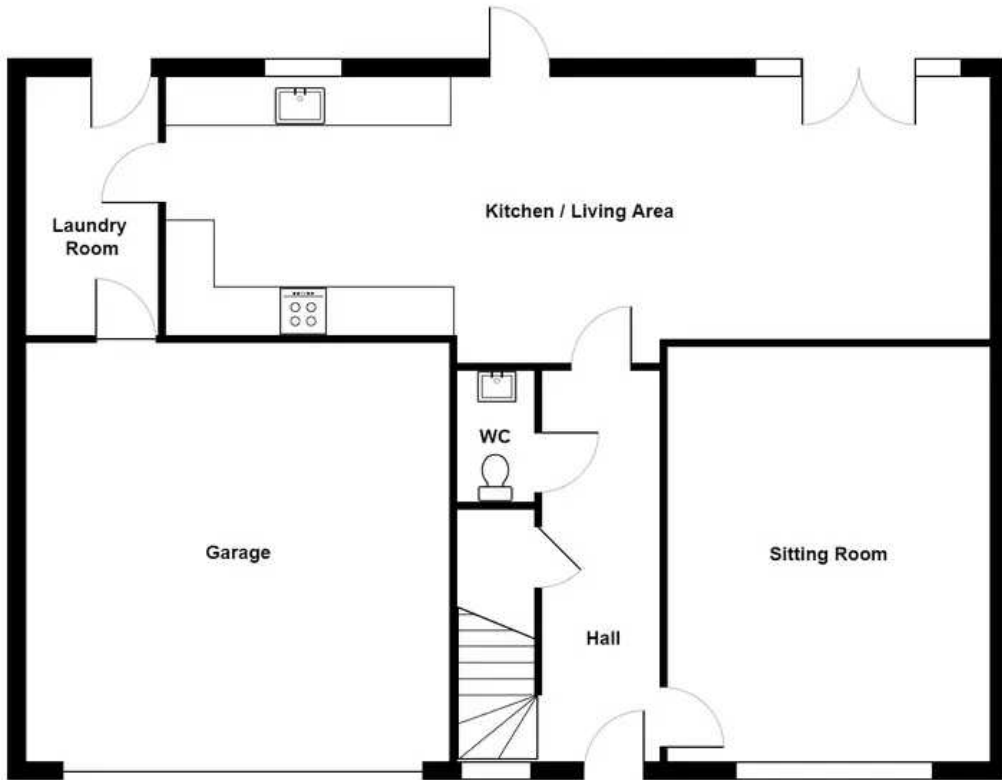
TENURE: FREEHOLD

DIRECTIONS

"From Kendal take the A591 South in the direction of Levens, At Brettagh Holt roundabout take the 3rd exit on to the A590, continue to take the first exit on to the A6 signposted Levens Hall. At the T junction turn right and bear right towards Levens village. Upon reaching the village centre turn right in to Greengate and bear left. Proceed in to Meadow Wood and turn right to find number 38 located on the right.

WHAT3WORDS: [scouted.regal.surfer](https://www.what3words.com/scouted.regal.surfer)





Ground Floor



First Floor

38 Meadow Wood, Levens

Total Area: 198.4 m² ... 2135 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



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**