



71 Greengate, Levens  
£365,000





## 71 Greengate

Levens, Kendal

A well presented detached bungalow being situated in this popular Lakeland village location offering easy access to both the market town of Kendal and the M6 motorway. The property has been well maintained by the current owners and has double glazing and gas central heating throughout and is neutrally decorated with modern fixture and fittings.

The well proportioned accommodation briefly comprises entrance hall, sitting dining room, fitted kitchen, three bedrooms and a four piece family bathroom and an integral garage.

Outside the property offers delightful gardens, to the front is driveway parking for two vehicles along with an adjacent garden boasting well-established planting. The rear of the property has a fabulous, enclosed tiered garden with patio seating areas and a lawn.

### ENTRANCE HALL

13' 6" x 9' 3" (4.12m x 2.81m)

L shaped entrance hall both measurement max, double glazed door with adjacent double glazed window, radiator, recessed spotlights, access to the fully boarded loft with light.

### SITTING/DINING ROOM

21' 10" x 17' 4" (6.65m x 5.29m)

L shaped room, both measurements are maximum. Three double glazed windows, radiator, feature electric fireplace, recessed spotlights, coving.

### KITCHEN

12' 5" x 8' 9" (3.79m x 2.67m)

Double glazed door, double glazed window, radiator, excellent range of base and wall units, stainless steel sink, electric oven and grill, electric hob with extractor/filter over, space for a fridge freezer, plumbing for a washing machine and slimline dishwasher, tiled splashbacks, recessed spotlights.

### REAR HALL

9' 2" x 2' 11" (2.79m x 0.88m)

Double glazed door to rear garden, door to garage, tiled floor, space for a tumble dryer.





#### **BEDROOM**

12' 4" x 10' 3" (3.76m x 3.13m)

Double glazed window, radiator.

#### **BEDROOM**

11' 2" x 9' 2" (3.41m x 2.79m)

Double glazed window, radiator.

#### **BEDROOM**

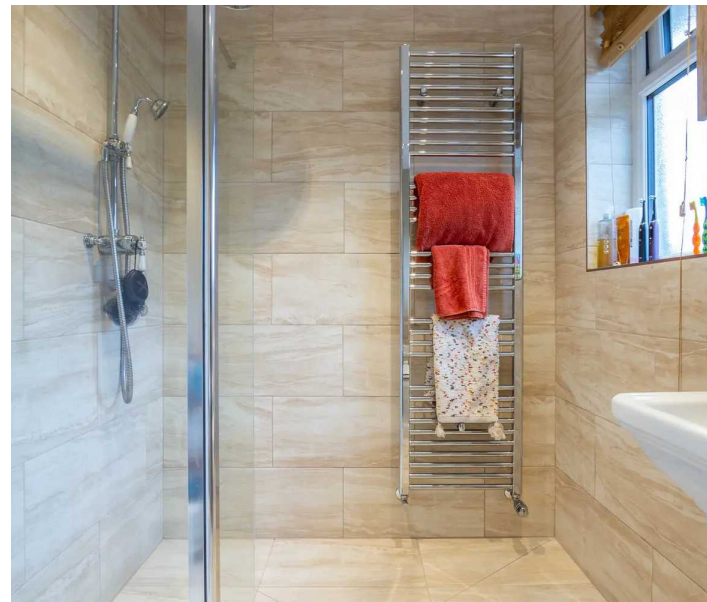
12' 6" x 7' 0" (3.82m x 2.14m)

Double glazed window, radiator, built in wardrobe.

#### **BATHROOM**

9' 1" x 5' 7" (2.78m x 1.69m)

Two double glazed windows, towel radiator, four piece suite in white comprises W.C. wash hand basin, bath with shower mixer taps and walk in shower with thermostatic shower, tiled floor, part tiled walls, recessed spotlights, extractor fan.





## GARDEN

There is driveway parking to the front of the garage for two vehicles and an adjacent garden with well established planting. The rear of the bungalow offers a fabulous, enclosed tiered garden which includes a paved patio to the lower tier along with access to the front garden, the second tier has a further paved patio seating area and a lawn bordered with well stocked borders.

## OUTSIDE

There is driveway parking to the front of the garage for two vehicles and an adjacent garden with well established planting. The rear of the bungalow offers a fabulous, enclosed tiered garden which includes a paved patio to the lower tier along with access to the front garden, the second tier has a further paved patio seating area and a lawn bordered with well stocked borders.

## GARAGE

5.56m x 2.73m (18' 3" x 8' 11")

Electric up and over door, double glazed window, light and power, gas central heating boiler.

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

Services: Mains gas, electric, water and drainage.

## DIRECTIONS

From the bypass on the A590 take the second turning into Levens village signposted Hare and Hounds. At the fork by the pub take the left hand road proceeding along Lowgate to turn right in to Levens lane. Continue to turn left in to Greengate and bear right, follow the road around to find number 71 located on the right.

**WHAT3WORDS:** album.exacts.micro



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Total Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup>

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