



Erquy Brigsteer Road, Levens
£595,000



Erquy Brigsteer Road

Levens

Situated on an elevated plot boasting stunning panoramic views in the heart of the picturesque Levens village, this detached bungalow offers a perfect blend of tranquillity and convenience being within walking distance of local amenities. The village 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.

As you step into the dining room it opens up to the fabulous sitting room, and you are greeted by an abundance of natural light streaming through large windows that frame the breathtaking far-reaching views of the surrounding countryside. The fitted kitchen comes complete with integrated appliances including a fridge, freezer, and dishwasher, along with a utility area housing the gas central heating boiler. The inner hall leads to all four bedrooms, two of which are equipped with built-in wardrobes, and one with a convenient en suite shower room together with the family bathroom.

Externally, this property truly shines with its lush green gardens, the landscaped gardens are a true oasis, meticulously groomed to create a picturesque setting ideal for outdoor relaxation or entertaining guests. The detached garage with light and power provides ample storage space, while the expansive driveway offers convenient parking for multiple vehicles. There is plenty of room to customise to your liking and create the outdoor sanctuary of your dreams.

While the property has been meticulously maintained, there is scope for personalisation with some cosmetic updates, allowing the future owners to truly put their stamp on this delightful retreat and elevate its charm to new heights. Being offered for sale with no upper chain, don't miss this rare opportunity to own a piece of tranquillity in a central village location.

- Detached bungalow situated on elevated plot
- Four bedrooms, two with built in wardrobes
- Well maintained but would benefit from some cosmetic updating
- Delightful, well groomed, landscaped gardens
- Centrally located within Levens village within walking distance of the amenities
- Detached garage with light and power and ample parking
- Fabulous light and airy sitting room with fantastic far reaching views
- Family bathroom and en suite shower room
- Fitted kitchen with integrated fridge, freezer and dishwasher

DIRECTIONS

Entering Levens from the south, continue past the primary school and at the village shop, bear right into Main Street. At the junction continue straight ahead onto Brigsteer Road, following the road along taking the left-hand turn signposted for Brigsteer and Underbarrow. Continue along and just before the 30mph zone, take a right-hand turn up a shared private drive then the first right and as the drive splits the left fork is for Erquy.

WHAT3WRODS: posed.edit.fulfilled

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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





HALLWAY

5' 11" x 3' 8" (1.80m x 1.11m)

SITTING ROOM

23' 8" x 20' 3" (7.22m x 6.18m)

DINING ROOM

13' 8" x 13' 2" (4.17m x 4.02m)

KITCHEN

12' 4" x 6' 5" (3.75m x 1.96m)

UTILITY ROOM

8' 2" x 2' 11" (2.48m x 0.89m)

INNER HALL

18' 8" x 2' 9" (5.69m x 0.84m)

BEDROOM

10' 11" x 10' 2" (3.34m x 3.11m)

EN SUITE

7' 11" x 6' 2" (2.42m x 1.89m)

BEDROOM

12' 0" x 11' 11" (3.65m x 3.63m)

BEDROOM

10' 11" x 7' 5" (3.34m x 2.27m)

BEDROOM

8' 8" x 6' 10" (2.63m x 2.08m)

BATHROOM

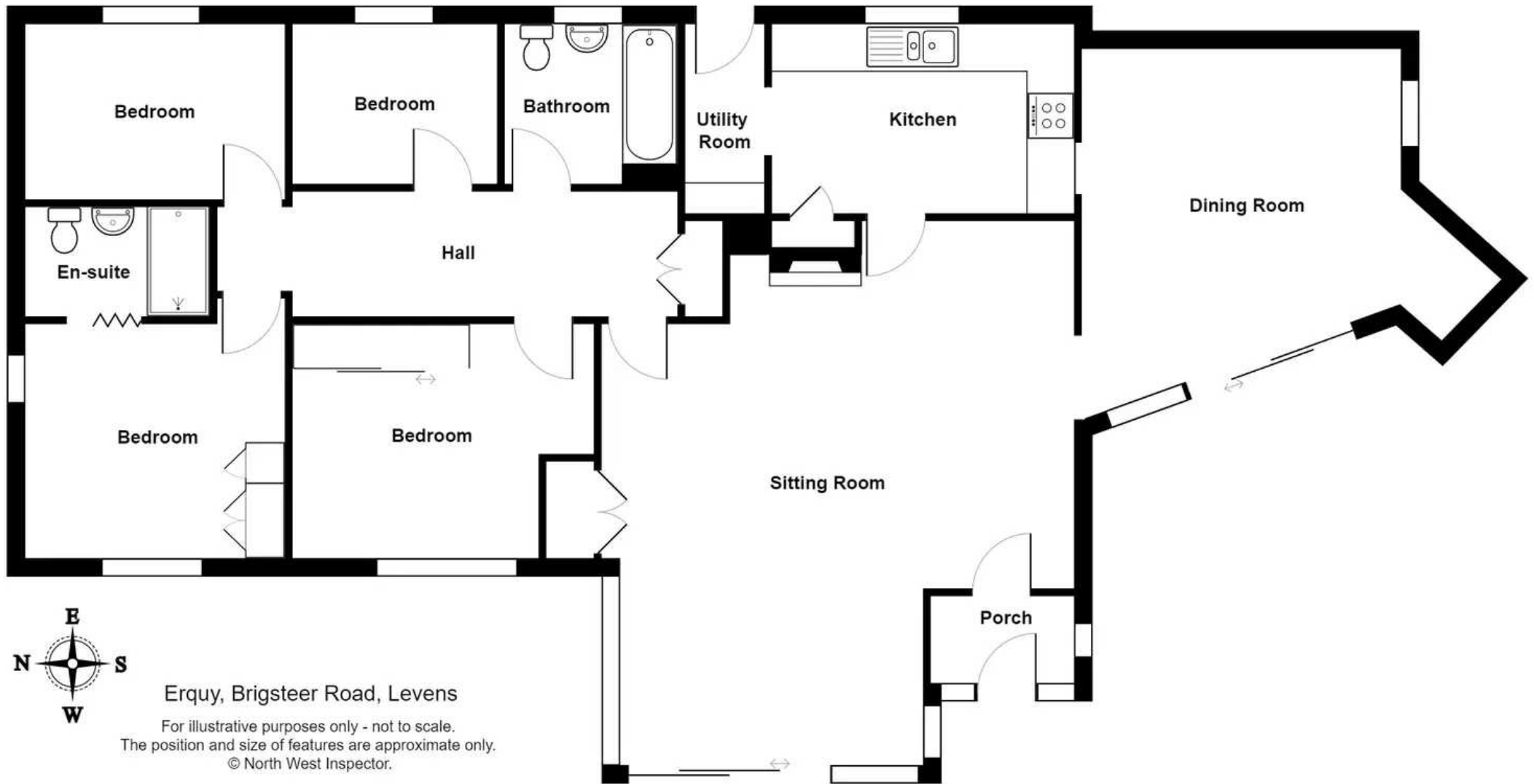
7' 6" x 6' 5" (2.28m x 1.95m)











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