



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

9 Vicarage Road - Levens





Features

- True, semi-detached bungalow
- Detached garage with driveway
- Two double bedrooms
- Secure and low maintenance gardens
- Open plan living accommodation
- Located in a quiet residential location

This versatile semi-detached true bungalow is situated in the heart of the picturesque village of Levens and features two generously sized double bedrooms, providing ample space for relaxation and for storage. The open-plan living and dining room creates a bright and welcoming atmosphere, with easy access out to the garden, perfect for indoor-outdoor living. The well-equipped kitchen is functional and thoughtfully designed, making meal preparation a breeze, also with access to the garden. The property also includes a three-piece bathroom suite, offering all the

essential amenities in a clean and modern setting. Outside, the gardens are thoughtfully designed to be low maintenance, featuring secure spaces that ensure privacy and safety. Additionally, there is a detached garage providing valuable storage or parking space. This lovely bungalow offers a perfect blend of comfort, convenience, and tranquillity, making it an ideal home, for a wide range of purchasers, in the heart of the village. Levens is a popular village in South Lakeland benefitting from the fantastic local shop, Post Office, the well reputed Hare and Hounds

pub, two churches and the local primary school rated GOOD by Ofsted. Levens Hall is a short drive way with its famous topiary gardens and offers a great local place to visit to have a cream tea and also with historic Sizergh Castle close by and its beautiful gardens and estate only being a short distance way. There are good local transport links with the M6 motorway 5 minutes away, Oxenholme train station 10 minutes drive away and a local daily bus service.



Entrance porch

A charming entrance porch, perfect for removing and storing coats and shoes before entering the main living areas. Flooded with natural light, it boasts a warm wooden floor and additionally, the boiler is discreetly housed in a built-in cupboard, maintaining the space's tidy and functional appeal.

Living/ dining room

An open-plan room that seamlessly combines a relaxing living area with a dining space, unified by a beautiful wooden floor. The living room features a striking gas-effect stove set on a polished granite hearth, creating a cosy focal point, while the large picture window frames scenic front-facing views. The dining area, with French doors leading out to the garden, offers ample space to comfortably seat a family for meals with a feature upright radiator.

Kitchen

Cream shaker-style base and wall units provide a good amount of storage space and are beautifully complemented by wooden work surfaces. Integrated appliances include a dishwasher, induction hob with an extractor above, and an oven, with space for a fridge/freezer and washing machine. A convenient side door offers access out to the garden, while a window above the sink offers lovely views of the outdoor space.



Bedroom 1

A spacious double bedroom featuring a large picture window that overlooks the front garden. The room includes an open wardrobe, providing ample space for clothes and personal items.

Bedroom 2

A bright double bedroom offering views out of the picture window to the rear garden.

Bathroom

A white three-piece suite featuring a 'P' shaped bath with an overhead shower and curved shower screen, a concealed cistern WC, and a hand basin set within a vanity unit for added storage. The room is naturally bright, with fully tiled walls.

Garage

The garage is equipped with lighting, power, and a side window that allows natural light to flow in. A separate entrance leads to an additional space, ideal for extra storage or use as a workshop.

Externally

The front of the home is framed by mature trees and shrubs, providing privacy, while the garden is designed for low maintenance with gravel areas bordered by a low stone wall. A driveway to the side of the property accommodates two vehicles and leads to the detached garage. The rear garden mirrors this low-maintenance design, featuring gravelled areas and deep rockery beds planted with mature shrubs and climbers, adding vibrant colour and interest. There is ample space here to spend time with loved ones in the warmer months.



Useful Information

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating. Installed 2021.

Drainage - Mains.

Water - Mains.

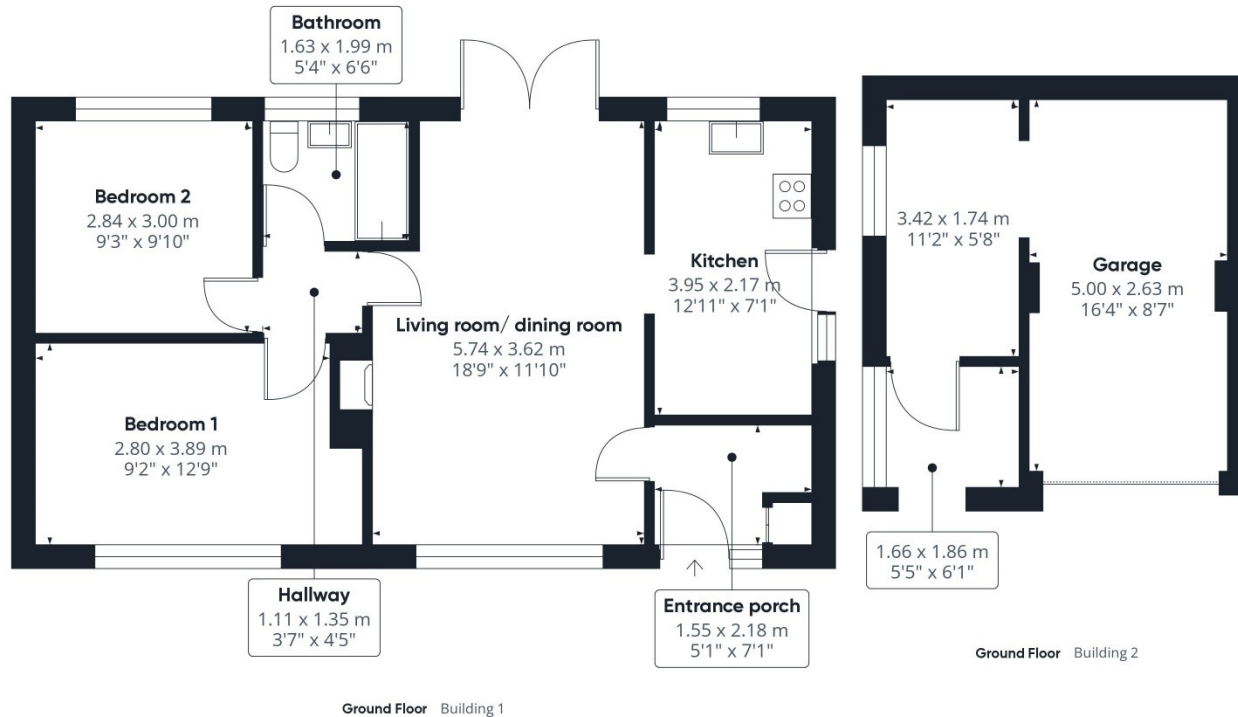
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Approximate total area⁽¹⁾
79.35 m²
854.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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