



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

3 Church Close - Levens





Features

- Four bedroom detached family home
- Peaceful location close to local amenities
- Driveway able to accommodate 4 vehicles
- Versatile living accommodation
- Low maintenance, private and well established gardens
- Integrated garage and driveway

An exciting opportunity to purchase a four bedroom detached home in the picturesque village of Levens. Boasting generous accommodation throughout with an integral garage and well stocked, low maintenance surrounding gardens. The ground floor offers an entrance porch, a substantial living room with a cosy log burner, a well equipped kitchen with internal access into the garage, a dining room for more formal meal and entertaining, a versatile space currently used as an office and a ground floor shower room.

Located on the first floor are three double bedrooms all with differing views and a single bedroom with a family five piece bathroom. The surrounding gardens are low maintenance and stocked with mature plants- hedging and shrubs with a paved driveway able to accommodate four vehicles. Levens 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 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.



GROUND FLOOR

Porch
A welcoming porch with space for taking off boots and shoes and room to store coats. A window overlooks the driveway and allows natural light to flood in.

Living room
A generous living room benefitting from dual aspect views out to the gardens through large windows with a feature Morso wood burner on a tiled hearth creating a lovely cosy touch to the space.

Kitchen
Ample base and wall unit storage in a warm cream colour and in a farmhouse style with speckled work surfaces and a wood trim with white tiled splashbacks completing the look. Integrated appliances include a waist height oven with a grill above and an electric hob. There is space for a fridge freezer and a dishwasher and views out to the side of the property.

Dining room
Located next to the kitchen, the dining room boasts a large picture window with views out to the front gardens. There is space here to accommodate a table to seat 8 for formal meals and entertaining.

Office
A multi-functional space currently used as an office with dual aspect views out to the gardens and with access out to the side of the home.



Shower room

A handy ground floor shower room consisting of a quadrant shower with an electric shower, a W.C and a hand basin with fully tiled walls and a head height window allowing natural light to flow through.

Hallway

Located centrally the spacious hallway is filled with natural light from the full height open staircase with a deep under the stairs cupboard perfect for keeping the home clutter free.

Garage

An integrated garage with an up and over front door and internal access from the kitchen. A window allows views out to the gardens and allows natural light in.

FIRST FLOOR

Bedroom 1

A spacious double bedroom full of natural light and boasting triple aspect views to the surrounding area with a feature wooden beam.

Bedroom 2

A large double bedroom boasting elevated dual aspect views with a deep, floor to ceiling, storage cupboard.

Bedroom 3

A front facing double bedroom with a floor to ceiling storage cupboard.

Bedroom 4

A single bedroom with side facing views out to the surrounding area.

Bathroom

A generous room boasting a 5 piece suite consisting of a bath with a wooden side panel, W.C, bidet, hand basin and an electric shower cubicle. Two windows including a Velux window allows natural light to flood through making this a lovely space to spend time relaxing in the bath. The walls are half tiled with a grey tiled floor.

Landing

A bright landing with a window allowing natural light to flow through an illuminate the space with a useful airing cupboard for storage.



Externally

A large block paved driveway leads into the garden offering space for four vehicles and leading on to the integrated garage. A fence to the side surrounds the space and creates a secure area connecting with a low stone wall to the rear. Paths leads around both side of the home and into the rear garden laid mainly as a low maintenance paved area perfect for pots and containers with a lawn to one edge surrounded by mature bushes- hedging and planting with a feature sycamore tree. Steps lead up to the office.

Useful Information

House built - 1984.

Heating - Gas central heating.

Drainage - Mains.

Council tax band - E (South Lakeland District Council)

.B4RN internet available.

What3Words location - [///chosen.measures.ordering](#).



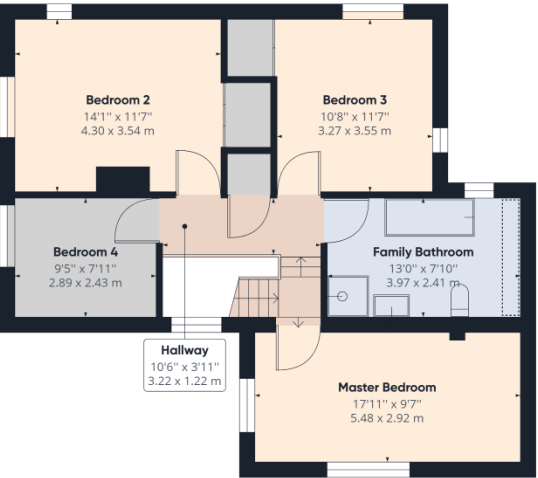
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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1597.12 ft²
148.38 m²

Reduced headroom

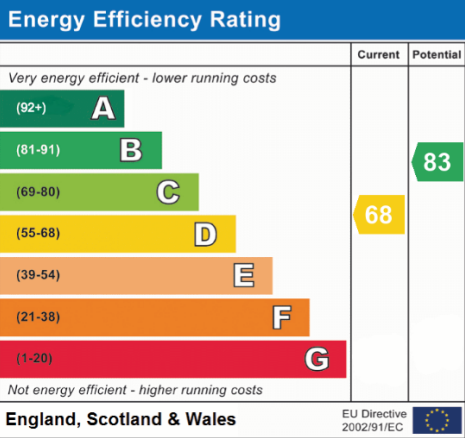
9.00 ft²
0.84 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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