



Erquy Brigsteer Road, Levens
£550,000



Erquy Brigsteer Road

Levens, Kendal

Situated on an elevated plot on a private road boasting stunning panoramic views in the heart of the picturesque Levens village, this detached bungalow, set in almost a third of an acre, 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

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)

SERVICES

Mains electric, water, gas, non mains drainage.

EPC Rating D.

COUNCIL TAX BAND F





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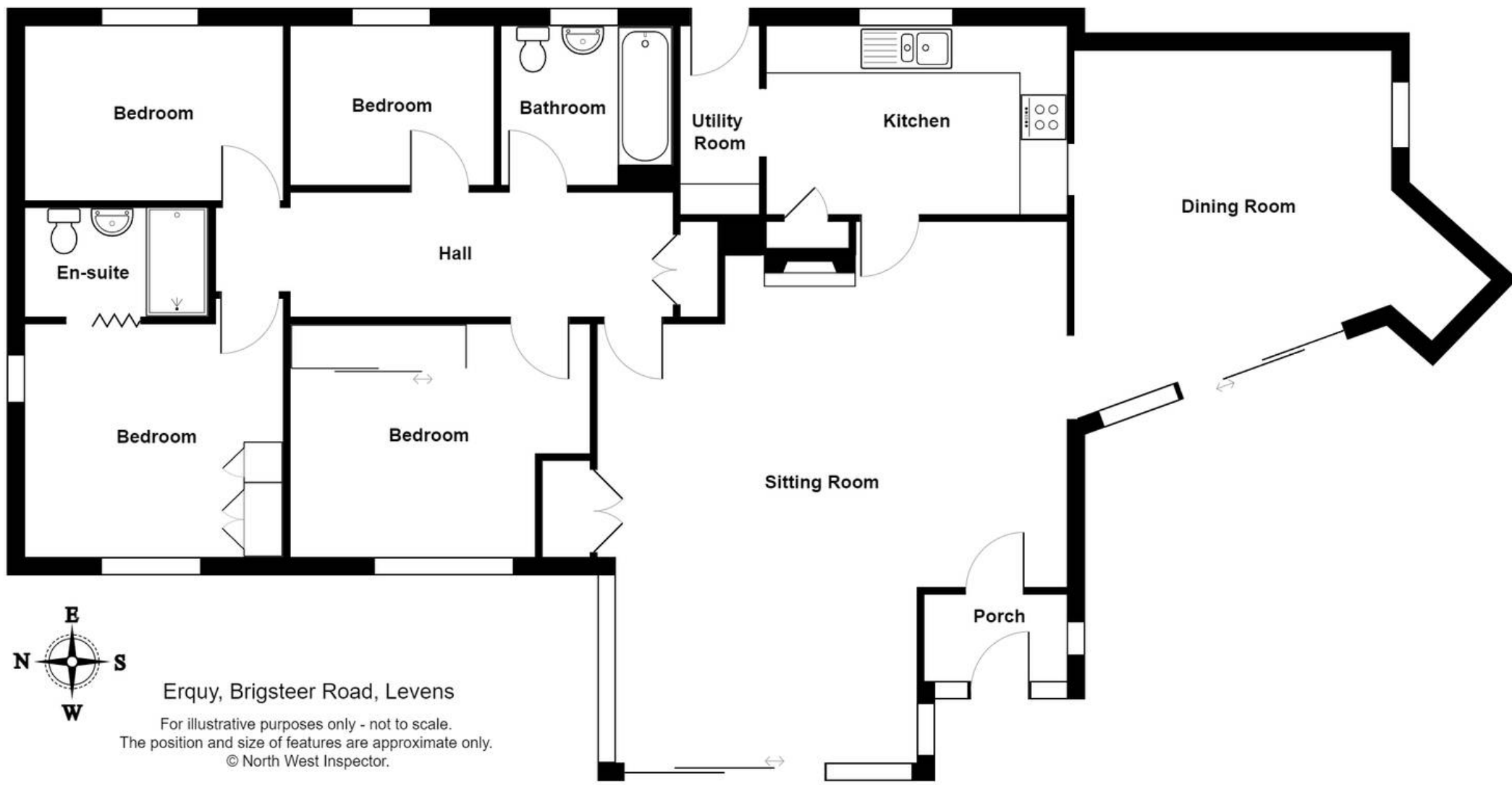
GARDEN

GARAGE

Single Garage

5.21m x 2.96m (17' 1" x 9' 9") Up and over door. Light and power





Erquy, Brigsteer Road, Levens

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