



## Levens

£365,000

39 Greengate, Levens, Kendal, LA8 8NF

Nestled in the picturesque village of Levens, The popular and attractive South Lakeland Village enjoys a thriving community with local shop and outreach post office (three days a week), primary school, churches and public house and is within easy access to the market town of Kendal and nearby Milnthorpe. The village boasts a rich history, highlighted by the famous Levens Hall. Surrounded by lush countryside, Levens offers a peaceful retreat while still providing convenient access to nearby amenities and the vibrant town of Kendal. Outdoor enthusiasts will appreciate the proximity to the Lake District and Yorkshire Dales, making it an ideal spot for those seeking both tranquility and adventure.

### Quick Overview

- Detached bungalow
- Three bedrooms
- Fitted Kitchen
- Spacious living/dining room
- Integral garage
- Serene rear gardens with open views
- Popular village location
- No upward chain
- Driveway parking for several vehicles
- Ultra fast broadband available



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Ultrafast  
Broadband



Driveway  
Parking

Property Reference: K7089





Entrance Hall



Living/Dining Room



Living/Dining Room



Living/Dining Room

This delightful detached bungalow offers a perfect blend of comfort and convenience. As you step through the entrance porch, you're greeted by a welcoming hall complete with a handy storage cupboard ideal for keeping coats and shoes neatly tucked away.

The heart of the home is the spacious L-shaped dual-aspect living/dining room. This inviting space features a charming display fireplace with inset gas fire, creating a cosy atmosphere for relaxing evenings or entertaining guests.

The well-appointed kitchen boasts a range of wall and base units, providing ample storage for all your culinary needs. With integrated appliances including a four-ring gas hob, extractor and double oven plus space for a fridge freezer. This room leads into a hallway providing accesses to the garage with an electric up and over door having light being a perfect storage space and having plumbing for a washer/dryer and housing the boiler.

The bungalow offers three bedrooms two of which are generously sized doubles with stunning rear views over the fields and fells. The third bedroom, a versatile single room, could easily serve as a home office catering to your lifestyle needs. The shower room is equipped with a WC, vanity wash basin, walk-in shower, and a heated towel rail. The property also benefits from access to a part boarded loft perfect for additional storage.

Outside, the garden is a true haven for wildlife enthusiasts. With two paved areas surrounded by mature trees, it offers a serene setting for enjoying the open countryside. A covered seating area provides a perfect spot for relaxation, while the lawned garden and shed adds practicality to this outdoor space. The property benefits from an outdoor store perfect for gardening tools. There is driveway parking for several vehicles to the front of the property.

This charming bungalow in Levens is a rare find, offering a tranquil lifestyle with the convenience of amenities nearby. Don't miss the opportunity to make it your own.

Accommodation with approximate dimensions:

Entrance Porch

Entrance Hall

Storage Cupboard

Living/Dining Room

21' 10" x 17' 7" (6.66m x 5.38m)

Kitchen

13' 1" x 8' 11" (4.00m x 2.73m)

Bedroom One

12' 9" x 12' 5" (3.89m x 3.79m)





Kitchen



Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Shower Room

#### Bedroom Two

11' 0" x 9' 2" (3.37m x 2.80m)

#### Bedroom Three

12' 8" x 6' 9" (3.88m x 2.08m)

#### Shower Room

#### Garage

18' 0" x 11' 1" (5.50m x 3.40m)

#### Property information:

##### Tenure:

Freehold.

##### Council Tax:

Westmorland and Furness Council Tax - Band D

##### Services:

Mains electricity, mains gas, mains water and mains drainage.  
B4RN Broadband Available.

##### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

##### What3Words & Directions:

///refers.rollover.monorail

From Kendal proceed south along Milnthorpe Road and onto the south bound carriageway of the A591. Take the first exit and follow the signs to Milnthorpe - A6 (third exit from the roundabout onto the A590 and the first exit onto the A6). At the next junction (in front of Levens Hall) turn right and follow the signs to Levens, passing under the A590 fly-over road and up the hill into Levens village. Greengate is the first turning on the right follow the road down and number 39 can be found on the right hand side.

##### Viewing:

Strictly by appointment with Hackney & Leigh.

##### Anti Money Laundering Regulations:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





View



Garden





Garden



Garden

[Request a Viewing Online](#) or Call 01539 729711



## Meet the Team

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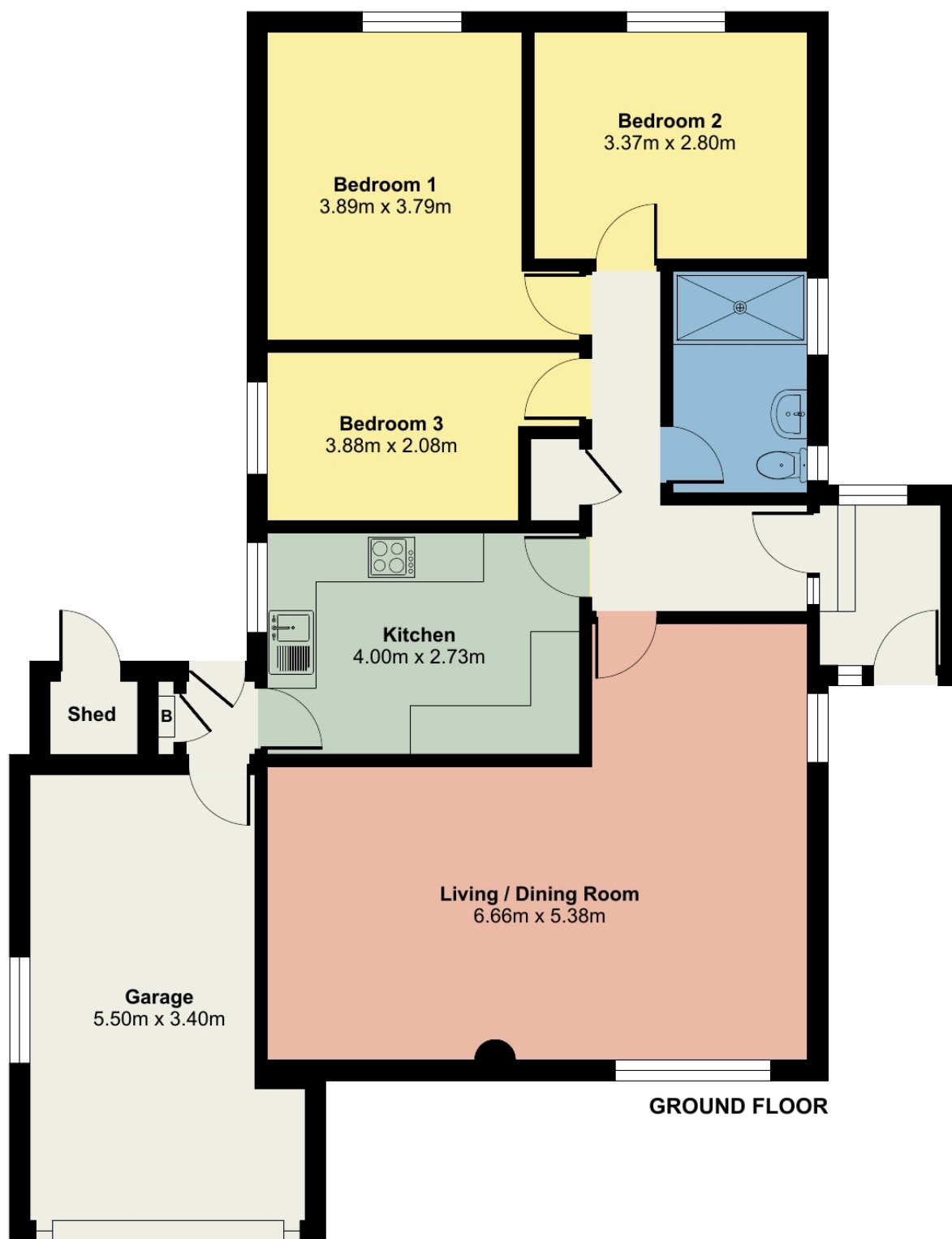
# Greengate, Kendal, LA8

Approximate Area = 957 sq ft / 88.9 sq m (excludes shed)

Garage = 177 sq ft / 16.4 sq m

Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1286951

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