



Levens

£355,000

25 Greengate, Levens, Kendal, LA8 8NF

Situated in the popular village of Levens, 25 Greengate is a generously sized detached bungalow offering spacious and versatile accommodation. The property features three bedrooms, a well-equipped kitchen, utility room, a splendid open-plan living and dining room, an ensuite wet room and a family bathroom. Externally, there are attractive front and rear gardens along with off-road parking. With no upward chain, this appealing home would be ideal for a young family or as a peaceful retirement property. Early viewing is highly recommended.

Quick Overview

- Detached bungalow
- Situated in a popular village location
- 22' living/dining room
- Fitted kitchen and utility room
- Three bedrooms
- Ensuite wet room and family bathroom
- Front and rear gardens
- Off road parking
- Gas central heating
- Ultrafast broadband speed*



3



2



1



D



Ultrafast
Broadband
Available



Driveway
Parking

Property Reference: K7188



Hallway



Living/Dining Room



Living/Dining Room



Kitchen

The front door, which leads into the hallway, is on the path to the left side of the bungalow. Approaching from the driveway, the house is entered through the kitchen, which is fitted with a range of wall and base units complemented by wooden work surfaces, an inset sink and a half with drainer and part-tiled walls. Integrated appliances include a double oven, four-ring gas hob with concealed extractor, full-height fridge and freezer and heated towel rail. The kitchen enjoys two windows providing plenty of light and has doors leading to both the utility room and the spacious living/dining room. The utility room offers additional storage and workspace, featuring wall and base units, an inset sink with drainer, plumbing for a washing machine, space for a dryer and a wall-mounted gas boiler.

The impressive 22' living/dining room provides ample space for all the family. This bright and welcoming area benefits from a large bay window overlooking the front garden and a charming feature exposed stone fireplace with open fire, creating a lovely focal point for the room.

A hallway from the living area provides access to the bedrooms and family bathroom. There is a useful storage cupboard, access to the loft, and the front door.

Bedroom one is a comfortable double room with a window and door opening out to the rear garden. It also benefits from a large ensuite wet room, comprising a shower, WC and wash hand basin. Finished with underfloor heating, tiled walls and flooring, heated towel rail, downlights and a window. The second bedroom is another good-sized double room with rear aspect views and built-in wardrobe, while the third bedroom, currently used as a study, is a spacious single room with a side aspect.

Externally, the property enjoys well-maintained gardens. To the front, there is off-road parking and a lawned area with mature flower beds and an outside tap. Paths on either side of the bungalow lead to the rear garden, which features a patio and lawn area surrounded by mature trees and shrubs. There is also a timber shed and an elevated seating area with decorative chippings.

Call now to arrange a viewing and appreciate all that this delightful property has to offer.



Living/Dining Room



Kitchen



Utility Room



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Kitchen 13' 5" x 8' 10" (4.11m x 2.71m)

Utility Room 8' 9" x 5' 8" (2.69m x 1.75m)

Living/Dining Room 24' 2" x 23' 0" (7.37m x 7.03m)

Hallway

Bedroom One 12' 3" x 11' 2" (3.74m x 3.41m)

Ensuite Wet Room

Bedroom Two 11' 5" x 10' 5" (3.50m x 3.20m)

Bedroom Three 8' 5" x 7' 11" (2.57m x 2.42m)

Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band D

Services: Mains gas, mains water, mains drainage and mains electricity.

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

What3Words & Directions:

///moons.cubic.adjuster

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. Keep left and take the next right into Greengate; number 25 is the second property on the left-hand side.



Bedroom one



Ensuite Wet Room



Rear Garden



Rear Garden



Rear Garden

Viewings: 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).

Agent Note: Please note we await the grant of probate for the property.

Meet the Team

Keira Evans

Branch Manager & Property Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Senior Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Property Valuer & Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Isabel Flynn

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jthompson@hackney-leigh.co.uk



Sean Smith

Professional Photographer
hlphotography@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Book Online Now



Need help with **conveyancing**? Call us on: **01539 792032**



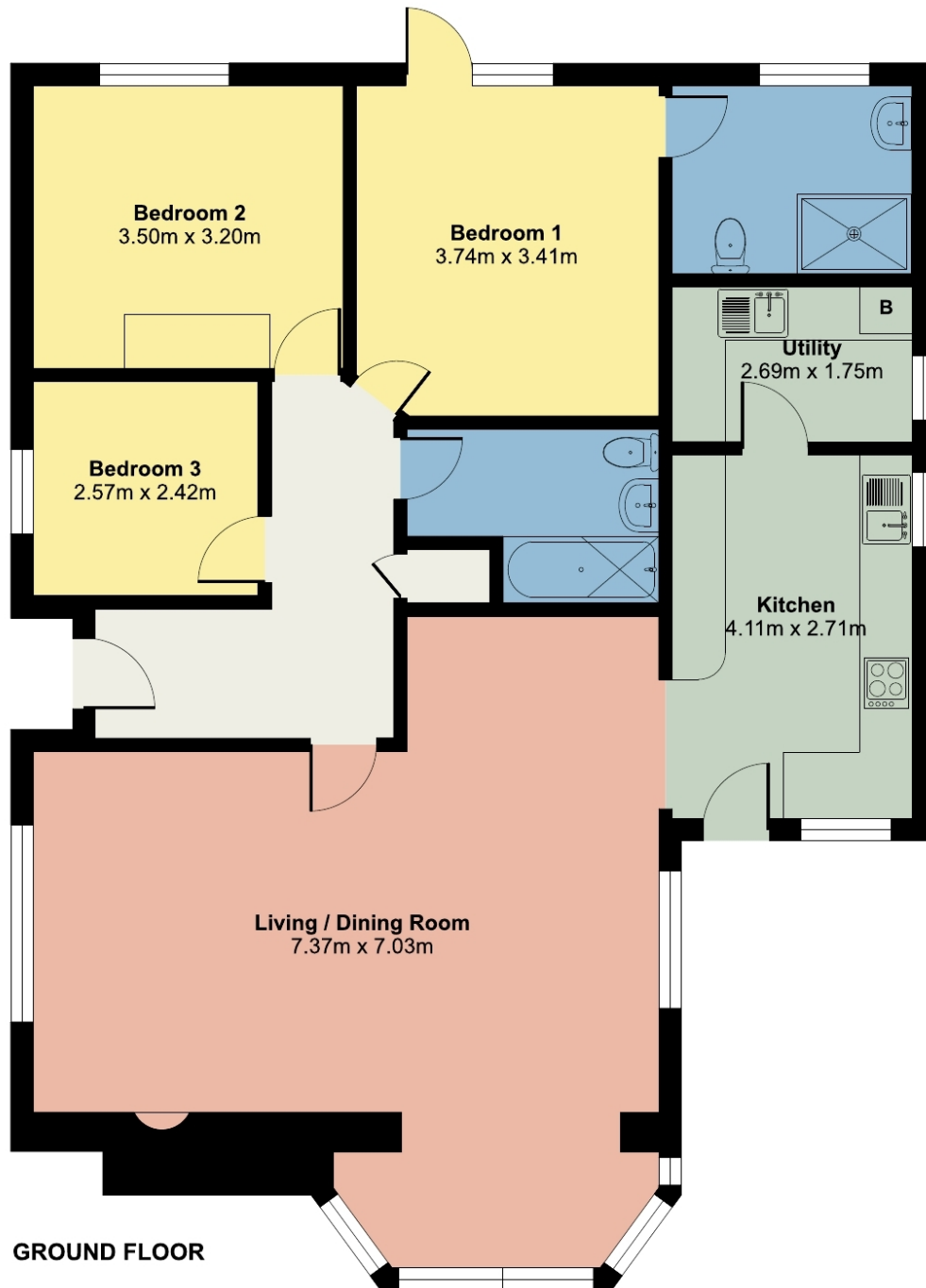
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Greengate, Levens, Kendal, LA8

Approximate Area = 1187 sq ft / 110.2 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: 1371595

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/11/2025.

Request a Viewing Online or Call 01539 729711