



Levens

£450,000

19 Nethercroft, Levens, Kendal, LA8 8LU

Nestled within the picturesque South Lakeland village of Levens, 19 Nethercroft was built by local and award winning developers, Russell Armer. This contemporary semi-detached, four bedroom, two bathroom property will appeal to a wide range of purchasers seeking their next home. Spread over three levels, the property enjoys stunning views of the Lyth Valley and the distant Lakeland fells from the rear.

On the lower ground floor hosts a splendid dining kitchen with access to a terrace through sliding doors, alongside the fourth bedroom and utility room. The entrance level reveals the living room, commanding panoramic views across the Lyth Valley, accompanied by a cloakroom and access to the integral garage. On the third floor, there are three double bedrooms, an en-suite shower room and the house bathroom. Outside there is a meticulously landscaped rear garden, complete with a terraced patio. There is allocated off-road parking and a visitor space adjacent to the property.

Quick Overview

- Modern semi-detached family home
- Splendid living room with a balcony
- Contemporary L-shaped dining kitchen
- Four bedrooms
- En-suite shower room & house bathroom
- Integral garage and private parking
- Stunning landscaped gardens
- Views across the Lyth Valley & distant fells!
- Beautiful village location
- B4RN super fast broadband



4



2



1



C



B4RN super fast broadband



Integral garage and private parking

Property Reference: K6833



Living Room



Living Room



L-shaped Dining Kitchen



L-shaped Dining Kitchen

Location: From Kendal, head south along the A591 Kendal bypass before transitioning onto the A590 at Brettargh Halt. Take the third right turn into Levens village. As you pass The Hare and Hounds public house on the right, continue uphill until you reach the entrance to Nethercroft on the left. Follow the road into the development, descending downhill, and veer left to find number 19 positioned on the right-hand side.

Levens Village on the edge of the South Lakeland has easy access to the M6 motorway and road networks. Levens enjoys a thriving community and still boasts a traditional village store, church, inn, village hall and Primary School, and has both easy access to the market towns of Kendal and Milnthorpe.

Property Overview: A large semi-detached family home, located close to the centre of Levens village features immaculate interior and an easy-to-manage layout. Accommodation comprises of an entrance hall, cloakroom, living room on the entrance level. On the lower ground floor, you will find a large L-shaped dining kitchen, utility room with W.C and a fourth bedroom. While upstairs hosts three double bedrooms, an en-suite and a house bathroom.

From first impressions, the property is deceptive and a viewing is strongly recommended to appreciate the sheer size and immaculate interior this property has to offer.

On the entrance level, you are greeted immediately by the views in the distant from the living room, situated at the rear. There are stairs leading to the lower and upper level. On your right is the cloakroom with a wall hung wash hand basin, W.C. and built in cloaks cupboard, ideal for hanging up everyday coats and shoes. There is also access off the entrance hall to the spacious integral garage.

The living room is full of natural light from the sliding patio doors leading to the balcony, a perfect spot to sit, unwind and take in all the stunning views across the Lyth Valley and beyond!

Descending to the lower ground floor, you'll discover the modern L-shaped dining kitchen. Fitted with a range of attractive wall, base, drawer and breakfast bar units with complementary granite countertops and an inset stainless steel sink and half bowl. The kitchen comes equipped with a Rangemaster oven, Hotpoint microwave and matching extractor fan. Integrated appliances include a dishwasher and fridge freezer. With ample space for a set of dining table and chairs, it offers an ideal setting for entertaining guests. Sliding patio doors lead out to the rear garden onto the terrace, creating a seamless indoor-outdoor feel.

On this level you will also find the fourth bedroom or perhaps a room that can be utilised by a new owner to create a home office or a hobby room.

The utility room has fitted base units with useful working surfaces. There is plumbing for a washing machine and space for a tumble dryer. There is another cloakroom with W.C and pedestal wash hand basin. An airing cupboard houses the hot water cylinder and wooden shelving, perfect for your linen.



Rear Landscaped Garden



Views across to the Lyth Valley



Bedroom Four/Home Office



Bedroom Three



Bedroom Two



Bathroom

Retracing your steps up to the first floor level, the landing has access to the loft space via a hatch.

Bedroom one is a large double with delightful views again across the Lyth Valley and the fells beyond. There are built-in wardrobes and an en-suite shower room. A three piece suite comprises of; a wall hung wash hand basin, W.C and shower cubicle.

Bedrooms two and three are again both double rooms with an aspect over the front.

Completing the picture is the house bathroom, with attractive tiled flooring and part tiled walls, there is a three piece suite comprising of; a panel bath with shower over, wall hung wash hand basis and W.C.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Living Room

18' 2" x 11' 9" (5.54m x 3.58m)

Lower Ground Floor:

Inner Hallway

L-Shaped Dining Kitchen

18' 3" x 17' 6" (5.56m x 5.33m)

Bedroom Four/Home Office

7' 8" x 6' 5" (2.34m x 1.96m)

Utility Room

8' 5" x 6' 1" (2.57m x 1.85m)

Cloakroom

First Floor:

Landing

Bedroom One

18' 3" x 12' 5" (5.56m x 3.78m)

Bedroom Two

12' 11" x 9' 11" (3.94m x 3.02m)

Bedroom Three

9' 8" x 8' 0" (2.95m x 2.44m)

House Bathroom



En-suite Shower Room



Bedroom One



Lyth Valley & Beyond!



Rear Landscaped Garden



Rear Landscaped Garden

Outside: The thoughtfully designed rear garden, enclosed for privacy, offers a delightful ambiance, featuring artificial grass and raised beds, along with a terraced patio accessible directly from the dining kitchen through sliding doors. At the front of the property, a well-stocked bed adds to the aesthetic appeal, with access to the rear garden provided by steps at the side. Off-road parking is available adjacent to the front of the property, supplemented by a designated visitor space.

Integral Garage 18' 11" x 9' 11" (5.77m x 3.02m) With up and over door, power and light. Carpeted and has windows, currently used by the current owner as a home office.

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

Tenure: Freehold

Council Tax Band: Westmorland and Furness Council - Band E

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

What3Words: ///larger.alleges.grumbles

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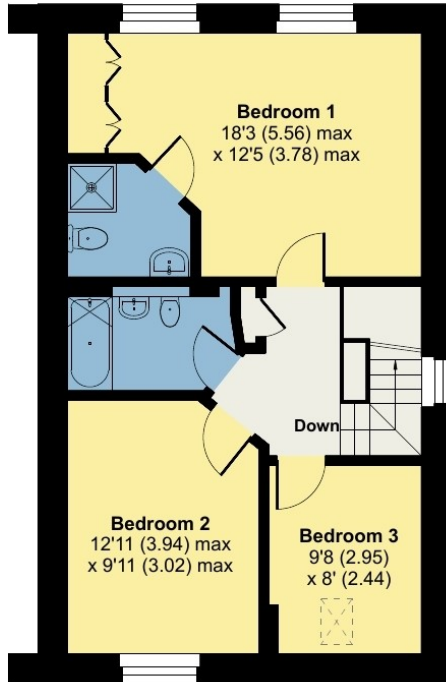
Nethercroft, Levens, Kendal, LA8

Approximate Area = 1413 sq ft / 131.2 sq m

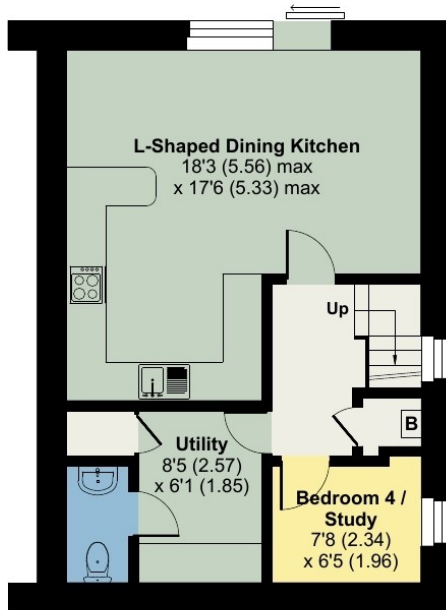
Garage = 188 sq ft / 17.4 sq m

Total = 1601 sq ft / 148.6 sq m

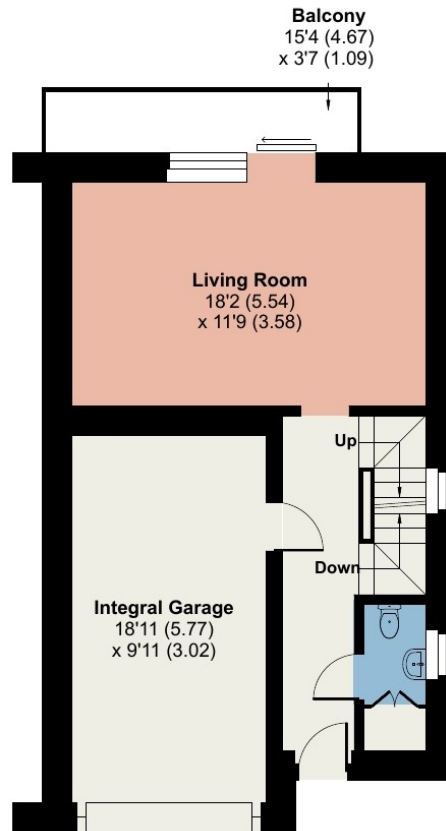
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FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1124165

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