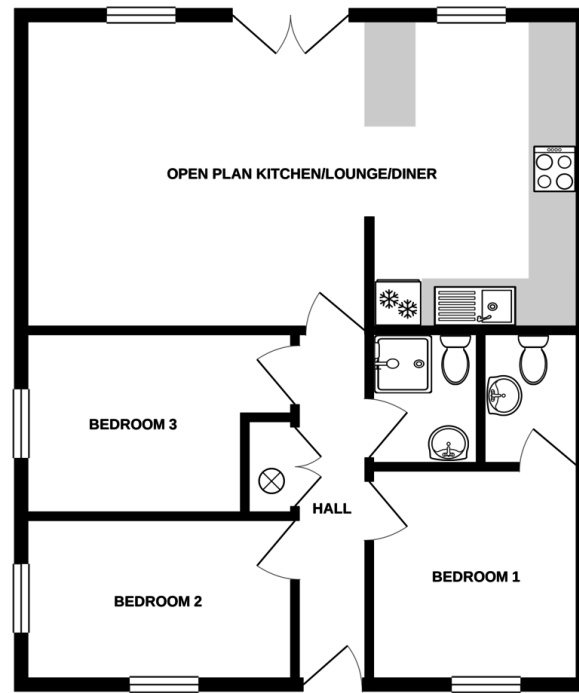


GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iMagica (2022)

DIRECTIONS: Entering Levens from Milnthorpe, continue past the primary school and village shop on your left-hand side. Keep left at the junction and proceed to the crossroads. Continue straight over past the village hall on the right and take the first left hand turn into Beathwaite Gardens, continue to where the garages are situated, the property is located on your left-hand side.

COUNCIL TAX BAND: D
EPC: CURRENT 70 POTENTIAL 78
TENURE: Leasehold with share of Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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£199,000
9 BEATHWAITE GARDENS, LEVENS



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£199,000 9 BEATHWAITE GARDENS, LEVENS, LA8 8NG

OFFERED FOR SALE WITH NO CHAIN – A private and quiet development, built in 1996 by local builders, Beathwaite Gardens is beautifully located at the heart of the picturesque village of Levens, a South Lakeland village which has a local shop, primary school and church and is renowned for its community spirit. The proximity of Levens to the Lake District is a huge attraction whilst Junction 36 of the M6 motorway is less than a 10-minute drive away, perfect for commuting. The market town of Kendal and village of Milnthorpe are also within easy reach. Number 9 Beathwaite Gardens is a well maintained three-bedroom ground floor apartment currently used as a family retreat but is equally ideal as a full-time residence. Set in attractive grounds with established and maintained gardens and designated parking.



Eye catching views across Lyth Valley towards Whitbarrow Scar and the South Lakeland fells. A must view home with something special to offer.

ENTRANCE

The entrance door leads into the entrance Hall.

HALL

15' 0" x 3' 2" (4.57m x 0.97m) Coat hook rack, doors leading to the open plan kitchen/lounge/diner, bedrooms, shower room and double doors to a storage cupboard housing the Tribune Premier water heater.

OPEN PLAN KITCHEN/LOUNGE/DINER

11' 00" x 8' 4" (3.35m x 2.54m) The kitchen comprises modern fitted units with complementary work top over, breakfast bar with room for stools, 1 1/2 bowl sink, integrated Zanussi oven, Whirlpool induction hob with extractor fan over, Whirlpool dishwasher and washing machine, upright fridge freezer, double glazed window to the rear aspect.

The lounge area has a double glazed window and double patio doors to the rear aspect.

BEDROOM ONE

9' 3" x 9' 1" (2.82m x 2.77m) With built in wardrobes and overhead storage, double glazed window to the front aspect and door to the en-suite.

BEDROOM TWO

11' 7" x 7' 2" (3.53m x 2.18m) Dual aspect double glazed windows.

BEDROOM THREE

11' 7" x 7' 6" (3.53m x 2.29m) Double glazed window to the side aspect.

SHOWER ROOM

5' 7" x 4' 9" (1.7m x 1.45m) The suite comprises shower cubicle with Mira electric shower, pedestal wash hand basin and w.c.,

EXTERNALLY

To the front is a communal garden and pathway to the entrance door, to the side aspect is a very useful private store and communal drying area, electricity meter cupboard and bin store.

The communal garden offers far reaching views and has a permanent stone built barbeque, lawn and decorative gravel surrounded by established planting and flower beds.

The parking spaces are non-allocated.

