

Nada Mas, Levens

£350,000

Your Local Estate Agents ThomsonHaytonWinkley



Nada Mas

Levens, Kendal

Situated in the village of Levens, Nada Mas is a detached two bedroom bungalow offering spacious accommodation and plenty of scope for a new owner to make it their own. Conveniently positioned close to local schooling and the nearby dual carriageway, the property is well placed for access to Kendal, Grange-over-Sands and the M6 at Junction 36, making it a practical choice for those seeking a well connected village setting.

The accommodation begins with an entrance porch leading into the hallway, which provides access to the principal rooms. The spacious living room flows into an adjoining dining area, creating a generous open plan space for relaxing and entertaining. The dining area could also be partitioned off to create a more defined separate room. The generously sized kitchen provides ample space for everyday cooking, with a door leading outside, while a separate WC adds further practicality.

There are two double bedrooms, both offering comfortable proportions, together with a sun room overlooking the rear outside area. This additional space provides an opportunity to create a pleasant spot to sit and enjoy the outlook throughout the year. The overall layout offers scope for a new owner to refresh and modernise the interiors to suit their own tastes and requirements.

Outside, the property benefits from driveway parking for two cars and a detached garage, providing useful parking and storage options. The rear outside area is complemented by the sun room, while the bungalow's generous accommodation and detached setting offer an appealing foundation for someone looking to create a home of their own.

- Detached two bedroom bungalow offering spacious accommodation
- Generously sized kitchen with access to the outside
- Spacious open plan living and dining area, with potential to create a more defined dining space
- Two double bedrooms
- Bathroom with walk in shower and seperate bath tub
- Additional WC
- Sun room overlooking the rear outside area
- Driveway parking for two cars and a detached garage
- Entrance porch and hallway providing access throughout the property
- Convenient Levens location close to local schooling, with easy access to Kendal, Grange-over-Sands and the M6 at Junction 36

WHAT3WORDS:///knowledge.climate.rollers
Council Tax band: E

Tenure: Freehold

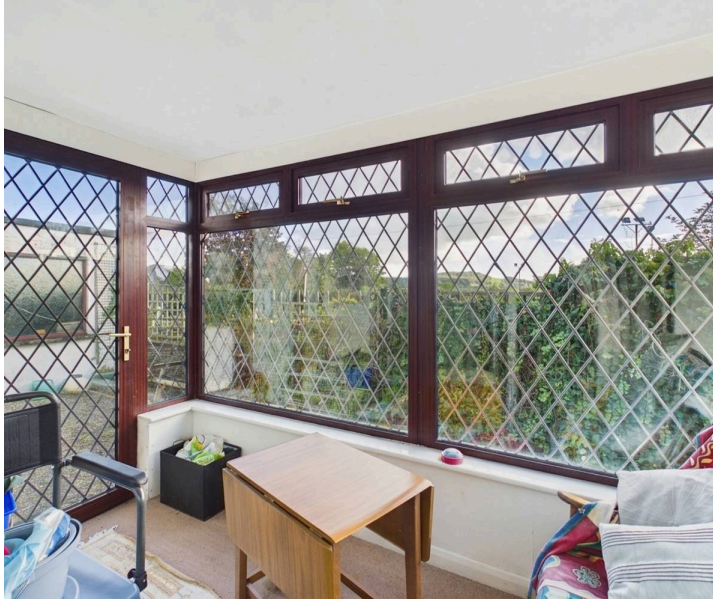
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









PORCH
6′ 2″ x 4′ 11″ (1.88m x 1.51m)

HALLWAY
13′ 5″ x 4′ 11″ (4.08m x 1.51m)

KITCHEN
14′ 3″ x 10′ 10″ (4.35m x 3.30m)

LIVING ROOM
26′ 8″ x 17′ 2″ (8.14m x 5.23m)

SUN ROOM
10′ 5″ x 5′ 1″ (3.18m x 1.54m)

BEDROOM
11′ 11″ x 11′ 9″ (3.62m x 3.58m)

BEDROOM
11′ 10″ x 8′ 10″ (3.61m x 2.69m)

BATHROOM
8′ 8″ x 8′ 0″ (2.65m x 2.43m)

HALLWAY
4′ 1″ x 3′ 4″ (1.25m x 1.02m)

WC
3′ 9″ x 3′ 3″ (1.14m x 0.98m)

SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

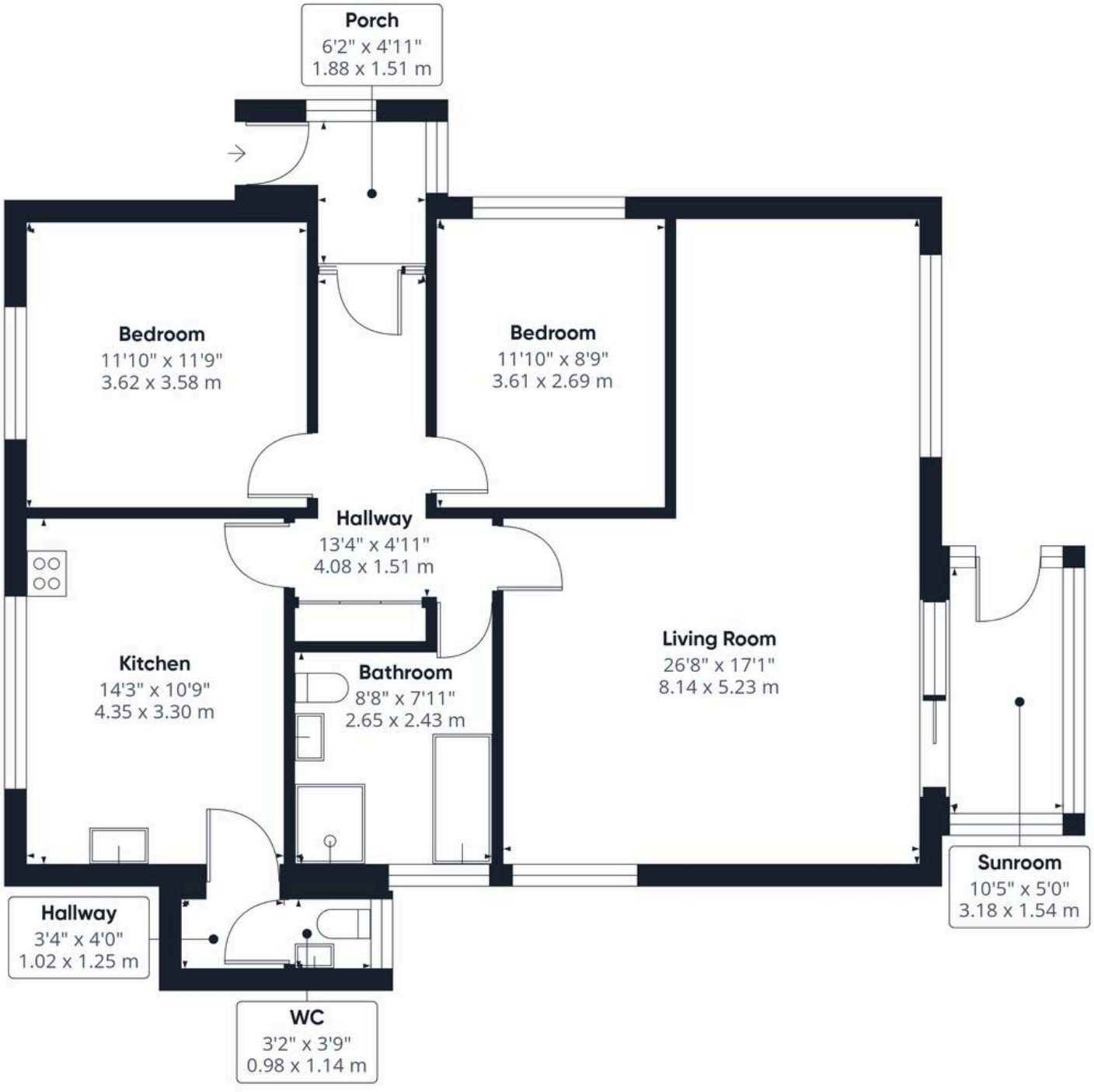







EPSON





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Approximate total area(1)

1061 ft²

98.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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