



6 NETHERCROFT, LEVENS, KENDAL, LA8 8LU
£375,000

MILNE MOSER
SALES + LETTINGS

6 NETHERCROFT LEVENS KENDAL LA8 8LU



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GARAGE &
PARKING

OVERVIEW

Having fabulous views across the Lyth Valley and Lakeland Fells, this elevated three-bedroom two-bathroom property is maintained to a high standard and immaculately presented throughout by the current owners.

On the first floor there is a west facing lounge with balcony which is perfect for those evening sunsets, a cloakroom and a family kitchen/dining area which provides access to the rear low maintenance garden. On the second floor there is the principal bedroom with an ensuite and two further bedrooms and a modern bathroom. On the lower ground floor is a large integral garage with utility area. At the rear of the property is additional designated private residents parking. The property has gas central heating and double glazed throughout.

The property is within walking distance of the local village shop, primary school, two churches, village hall/institute, pub, tennis courts, outdoor bowling green, playing fields, not to mention a short walk to/from Sizergh Fell. Two national cycle networks pass through Levens, Bay Cycle Way and Walney to Wear & Whitby and is also on the Lakes & Dales cycle loop. Levens is an extremely popular location and has good transport links including access to the wider Lake District.

ACCOMMODATION

A double-glazed front door entrance leads into the lower ground floor hallway with the second entrance via the rear garden directly into the kitchen/dining area.





ENTRANCE HALL

LVT floor entrance leads to carpeted stairs to the first floor, wooden hand rail. A door to the garage/utility area. Ceiling lights, radiator.

FIRST FLOOR LANDING

The carpeted stairs with an attractive wooden banister and hand rail continue to the second floor. Ceiling lights, radiator.

LOUNGE

17' 4" x 13' 10" (5.29m x 4.21m) max

You will immediately be drawn to the French doors, balcony, and the fabulous view. A nice sized lounge which is perfect for relaxing and entertaining. UPVC double-glazed windows face the front aspect, there are two radiators, two wall lights and two ceiling lights. Telephone and Aerial/Satellite points.

BALCONY

Stepping out onto the balcony, a fabulous view across the Lyth Valley and the Lakeland Fells awaits you. Metal railing with decked flooring.

CLOAKROOM

Fitted with a WC, pedestal wash hand basin. Ceiling lights, tiling to the walls, extractor, and radiator.

KITCHEN DINER

17' 3" x 8' 0" (5.26m x 2.44m)

A UPVC double-glazed window overlooks the rear garden and there is a double-glazed external door. Fitted with attractive wall and base units, contrasting worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. Hotpoint gas hob with extractor hood, Hotpoint electric oven, integrated Hotpoint fridge freezer and Hotpoint dishwasher. A further cupboard houses the Vaillant boiler. Karndean LVT flooring, ceiling lights, concealed wall unit lighting and radiator.

SECOND FLOOR LANDING

Loft access with fitted ladder, ceiling light and radiator.

BEDROOM

11' 4" x 11' 8" (3.46m x 3.55m) max

Having two UPVC double-glazed windows to the front elevation with fabulous views across the Lyth Valley and the Lakeland Fells. Telephone, aerial point, ceiling light and radiator.



ENSUITE

5' 4" x 7' 2" (1.61m x 2.19m)

Frosted UPVC double-glazed window to the front elevation. Neutrally decorated, fitted with a shower cubicle, WC, pedestal wash hand basin. Ceiling lights, tiling to the walls and shower cubicle, extractor, shaver point and radiator. A built-in cupboard conceals the hot water cylinder.

BEDROOM

8' 6" x 11' 3" (2.59m x 3.42m) max

UPVC double-glazed window overlooks the rear elevation and garden. Telephone, aerial point, ceiling light and radiator.

BEDROOM

8' 6" x 8' 2" (2.59m x 2.49m)

UPVC double-glazed window overlooks the rear elevation and garden. Telephone, aerial point, ceiling light and radiator. Currently used by the current owners as a dressing room/office.

BATHROOM

5' 8" x 7' 4" (1.72m x 2.23m)

Neutrally decorated, fitted with a bath, WC, pedestal wash hand basin. Ceiling lights, tiling to the walls, extractor, and heated towel rail.

GARAGE AND UTILITY SPACE

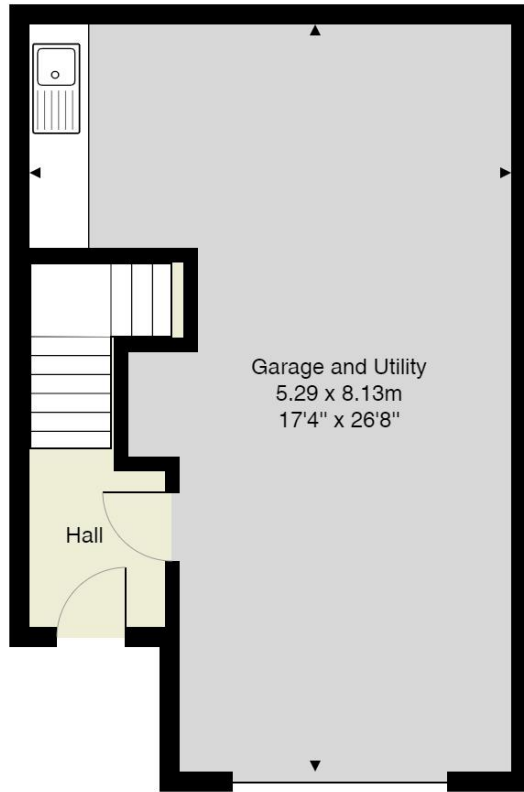
17' 4"/10' 9" x 26' 8"/7' 11" (5.28m/3.28m x 8.13m/2.41m)

Impressive sized space with an up and over door at the front with electric supply for automation and an internal door to the entrance hall area. A utility area around the corner at the rear with fitted base unit, contrasting worktop, tiled splashback, and a stainless steel sink with drainer. Plumbing for a washing machine and space for a dryer and/or other appliances. Power and lighting throughout. A multi-use area; the current owners use this space as a man-cave.

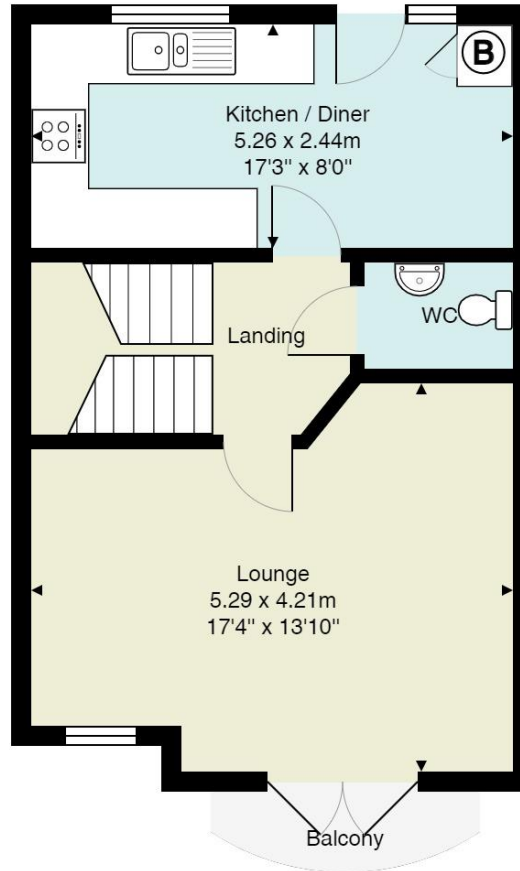
EXTERNAL

To the front of the property is a block paved area giving access to the garage. The rear low maintenance garden is fully enclosed. Landscaped to create a great entertaining space, decking close to the house with bench seating, patio/paving area which leads to steps up to a gravelled area and a rear gate to the private residential parking area. The external areas of the property were last painted in 2019.

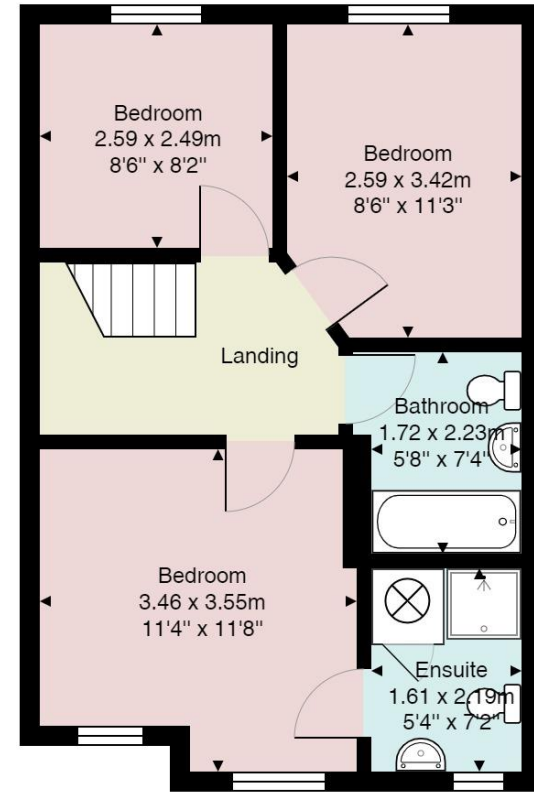




Ground Floor



1st Floor



2nd Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





Nethercroft was built on the understanding that certain Tree Preservation Orders (TPO) would be factored in to not only protect the trees but to support the environment and also for the public to continue enjoying. This property has a fantastic oak tree with a TPO, which the current owners routinely manage and will share the survey and schedule to interested parties.

DIRECTIONS

Leaving Milnthorpe on the A6, proceed north passing Heversham and Leasgill and then Levens Hall. Continue under the by-pass and up into Levens Village. Once in the centre of the village pass the shop on the left. Turn left onto Lowgate. Turn right into Nethercroft, proceed down to the right (front elevation), or turn right under the archway to private residential parking area (rear elevation).

[what3words///tabs.sprinting.guards](https://www.what3words.com/what3words///tabs.sprinting.guards)

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Communal fibre broadband is connected to the property and there is a communal satellite dish. For those interested parties, B4RN superfast broadband is available in Levens.

Tenure: Leasehold with each leaseholder owning a share in the freehold as part of the Nethercroft Management Company Limited (NMCL). Balance of 999-year lease from 2006.

A management agent has been appointed to manage the account on behalf of the NMCL. Plot 6 currently has a management charge of £1412.10 for 2024/2025 which covers services such as buildings insurance, upkeep of surrounding communal gardens including boundary trees, roof, gutters, external aerial/sky equipment, access to and including residents parking areas, communal lighting, external painting, and facias etc. There is a healthy sink fund to cover any unexpected expenses.

Council Tax Band: D

EPC Grading: C



To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

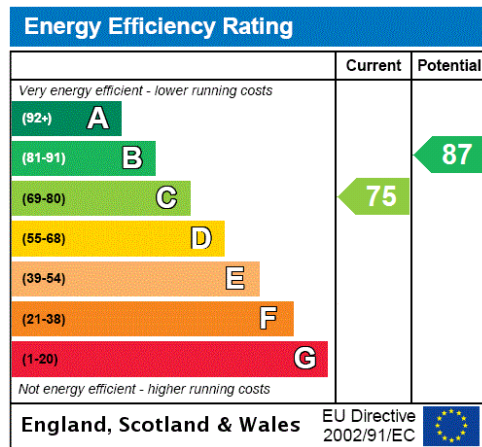
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