



3 MEADOW WOOD, LEVENS, KENDAL, LA8 8EY
£575,000

MILNE MOSER
SALES + LETTINGS

3 MEADOW WOOD
LEVENS
KENDAL
LA8 8EY



4



1



2



GARAGE

OVERVIEW

Immaculately presented both inside and out, this detached four bedroom family home is worthy of internal viewing. Formerly the Show House for Story Homes, the upgrades and high specification is evident throughout, from the hallway tiles, to the light fittings, fitted wardrobes in every bedroom and granite worktops in the kitchen. The garden has been landscaped and planted with easily managed but sculptural evergreen and the garage has space for a vehicle and storage. The impressive kitchen diner at the rear of the property has bi fold doors into the garden - perfect for entertaining and family life and there is an all-important utility room, ground floor WC and the master bedroom has an ensuite.

A wonderful home, showcased by the current owners and available with no onward chain. Well positioned on a popular new build development, close to the primary school and local village shop.

ACCOMMODATION

Approaching over the driveway and the well maintained front garden, a door with adjacent coach light leads into:

HALLWAY

An impressive double height hallway with polished white floor tiles that seamlessly run into the kitchen diner and ground floor WC. A Velux rooflight on the stairwell floods the space with natural light and there is a further frosted UPVC double glazed to the front. Built in cupboard under the stairs, a radiator, wall light and a ceiling light.





WC

Fitted with a wash hand basin and concealed cistern WC. Tiling to the walls, a ceiling light, extractor and radiator.

LOUNGE

13' 2" x 18' 7" (4.01m x 5.65m) into bay

A UPVC double glazed box bay window faces the front aspect. A good sized room with a modern fire place and sleek flame effect electric fire, colour changing remote controlled ceiling light, a telephone point and television and ethernet points.

KITCHEN DINER

27' 0" x 11' 10" (8.24m x 3.60m) max

Running across the rear of the property, the kitchen diner has a real wow factor. Fitted with grey gloss base and wall units with granite worktops, under unit lighting and plinth lights. Five burner gas hob with modern cooker hood over, an integrated microwave and double oven and a fridge freezer. The dishwasher is also built in and there is a one and a half bowl sink with worktop integrated drainer. A UPVC double glazed window overlooks the rear garden and there are bi fold doors leading to the patio. Two radiators, downlights, TV and ethernet points, a ceiling light and continuing high gloss white floor tiles from the hallway.

UTILITY ROOM

5' 8" x 10' 6" (1.73m x 3.20m)

The floor tiles continue and there are matching grey gloss base and wall units and granite worktops. Sink, integrated washing machine, a radiator and ceiling light. A door leads to the rear garden.

LANDING

A lovely bright galleried space with a Velux facing the front aspect. Two ceiling lights, access to the loft and a built in airing cupboard housing the hot water cylinder.

BEDROOM

10' 5" x 20' 1" (3.17m x 6.13m) max

A UPVC double glazed dormer style window faces the front aspect. Two wall lights, a ceiling light, two radiators and both telephone and television points. Two built in double wardrobes and a single wardrobe.



ENSUITE

9' 6" x 4' 5" (2.89m x 1.35m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a double shower enclosure with both a fixer head and riser, a concealed cistern WC and vanity wash hand basin. Stylish tiling to the walls, a chrome heated towel rail and extractor. Shaver point and downlights.

BEDROOM

13' 3" x 10' 3" (4.04m x 3.12m) inc wardrobes

UPVC double glazed window to the front aspect with view between houses towards countryside. Radiator, ceiling light and two double and a single built in wardrobes.

BEDROOM

13' 0" x 10' 6" (3.96m x 3.20m) inc wardrobes

UPVC double glazed window to the rear aspect looking towards an open field. Two double and one single built in wardrobe, a television point, radiator and a ceiling light.

BEDROOM

8' 11" x 9' 7" (2.73m x 2.91m) inc wardrobes

The fourth bedroom is currently used as a study but still has a double and single built in wardrobe, a ceiling light and radiator. A UPVC double glazed window has a partial view towards an open field and there is a television point.

BATHROOM

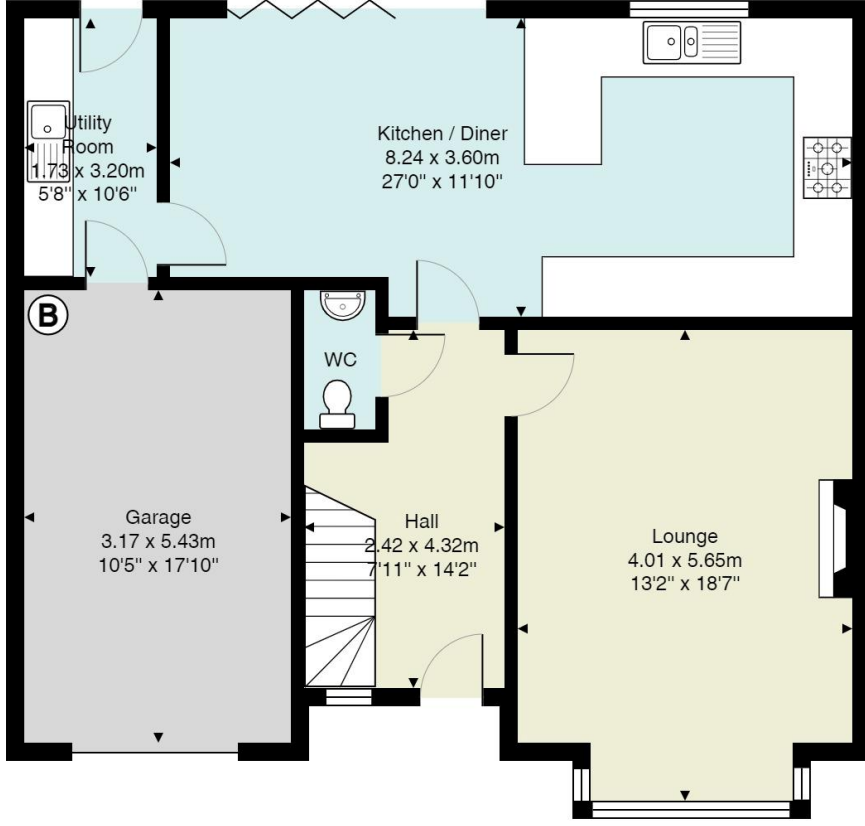
9' 1" x 7' 1" (2.77m x 2.16m)

Frosted UPVC double glazed window to the side aspect. Fitted with a four piece suite comprising bath with spray attachment, a shower cubicle with fixed head and riser, a vanity wash hand basin and concealed cistern WC. The bathroom is fully tiled and there is a shaver point, extractor and illuminated mirror with Bluetooth speaker function. Heated chrome towel rail and downlights to the ceiling.

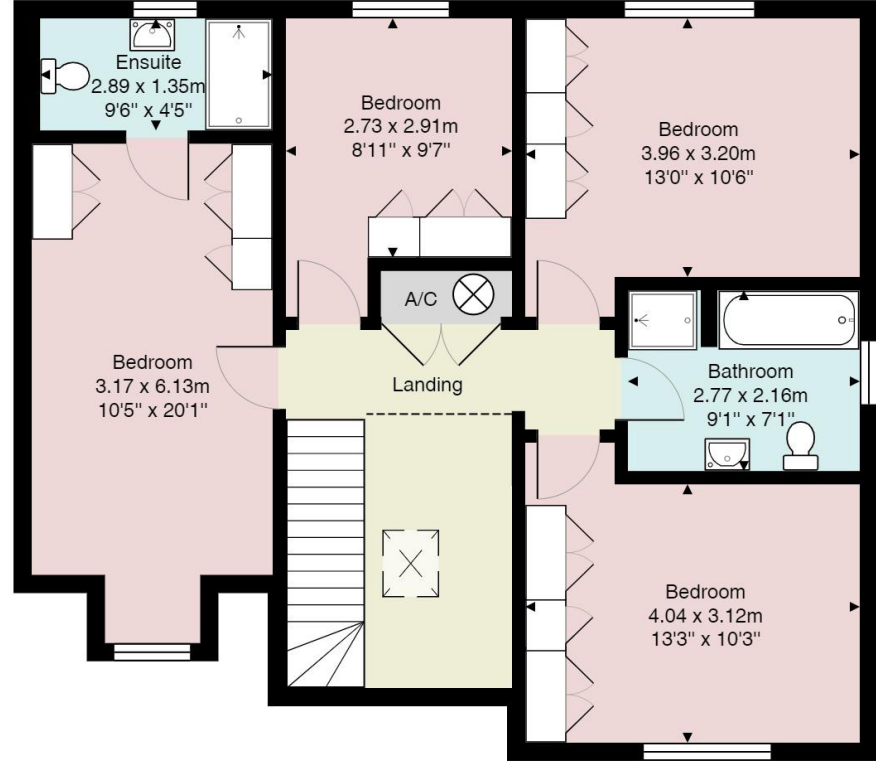
EXTERNAL

The gardens have been professionally landscaped both to the front and rear and there is off road parking to a block paved driveway at the front. The front garden is lawned bounded by evergreen hedging and there is access to the side into the rear garden. Over two tiers, the rear garden has been designed for entertaining close to the house with a quiet area on the upper level. Both spaces are landscaped and well planted with specimen and established





Ground Floor



1st 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





evergreens. There is a lawn area and seating space under the pergola.

GARAGE

10' 5" x 17' 10" (3.17m x 5.43m)

Up and over door, a ceiling light and telephone point. Wall sockets and wall mounted Vaillant boiler. Meters and consumer unit.

DIRECTIONS

From the centre of Levens by the shop and bus stop, turn onto Greengate and follow round to the left. Continue straight up onto the new development with the property being the second house to the left hand side.

what3words///cloak.weary.burn

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Fibre broadband is connected to the property via an Openreach box on the side of the garage.

Tenure: Freehold. Remainder of NHBC guarantee

Council Tax Band: F

EPC Grading: B

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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