



9 VICARAGE ROAD, LEVENS, KENDAL, CUMBRIA, LA8 8PY  
**£295,000**

**MILNE MOSER**  
SALES + LETTINGS

9 VICARAGE ROAD  
LEVENS  
KENDAL  
LA8 8PY



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GARAGE &  
PARKING

OVERVIEW

Situated in the ever popular village of Levens, this semi-detached bungalow is ideal for those looking for level manageable accommodation and a good layout. Both bedrooms are doubles and there is a generous lounge diner with access to the garden. The kitchen is fitted with modern shaker style units and there is a bathroom. Gardens extend to the front and rear and there off road parking for several cars plus a garage with attached workshop space.

Well decorated, gas centrally heated and is double glazed throughout (mostly UPVC). Levens is popular with a range of buyers and boasts a well-stocked shop, village hall, church, pub and primary school. There is excellent access to the A590 for further afield travel.

ACCOMMODATION

A frosted door leads into:

PORCH

7' 2" x 5' 2" (2.19m x 1.57m)

Having hanging space for coats, there is a period style radiator and a ceiling light. The Ideal boiler is concealed in a cupboard.

LOUNGE DINER

11' 11"/9' 8" x 18' 11"/13' 2" (3.64m/2.95m x 5.77m/4.01m)

An L Shaped room with a large UPVC double glazed window to the front aspect and contemporary grey UPVC double glazed French doors leading to the rear garden. Two modern vertical radiators,





and two ceiling lights. Gas flame effect wood burner has been installed with a wooden mantel above and dark hearth.

#### KITCHEN

7' 1" x 13' 1" (2.16m x 3.98m)

With pleasant view over the rear garden, the kitchen is fitted with cream shaker style base and wall units, wood grain effect worktops, tiled splashbacks and a dark sink and drainer. Induction hob with hood above, an electric oven, space for a fridge freezer and plumbing for a washing machine. A frosted double glazed door at the side with adjacent window. Two ceiling lights.

#### INNER HALL

Having access to the loft and downlights.

#### BEDROOM

12' 11" x 9' 3" (3.94m x 2.82m)

UPVC double glazed window to the front elevation. A good sized double bedroom with a radiator and three ceiling lights. Open wardrobe with hanging space and shelving.

#### BEDROOM

9' 10" x 9' 4" (3.00m x 2.84m)

The second double bedroom has a modern radiator and downlights to the ceiling. A UPVC double glazed window overlooks the rear garden.

#### BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a modern suite comprising vanity wash hand basin and concealed cistern WC plus a shower bath with curved screen and shower above. Tiling to the walls, a ceiling light and extractor. Radiator and wall heater.



#### EXTERNAL

Garden areas extend to the front and rear, with the front garden planted with evergreens and laid with chippings for ease. A driveway at the side provides parking for several cars and access to the garage, workshop space and rear garden. The rear garden is also landscaped with ease in mind - gravelled with evergreen borders and a patio.

#### GARAGE AND WORKSHOP

GARAGE 8' 7" x 16' 7" (2.62m x 5.05m)

WORKSHOP 5' 9" x 11' 3" (1.75m x 3.43m)

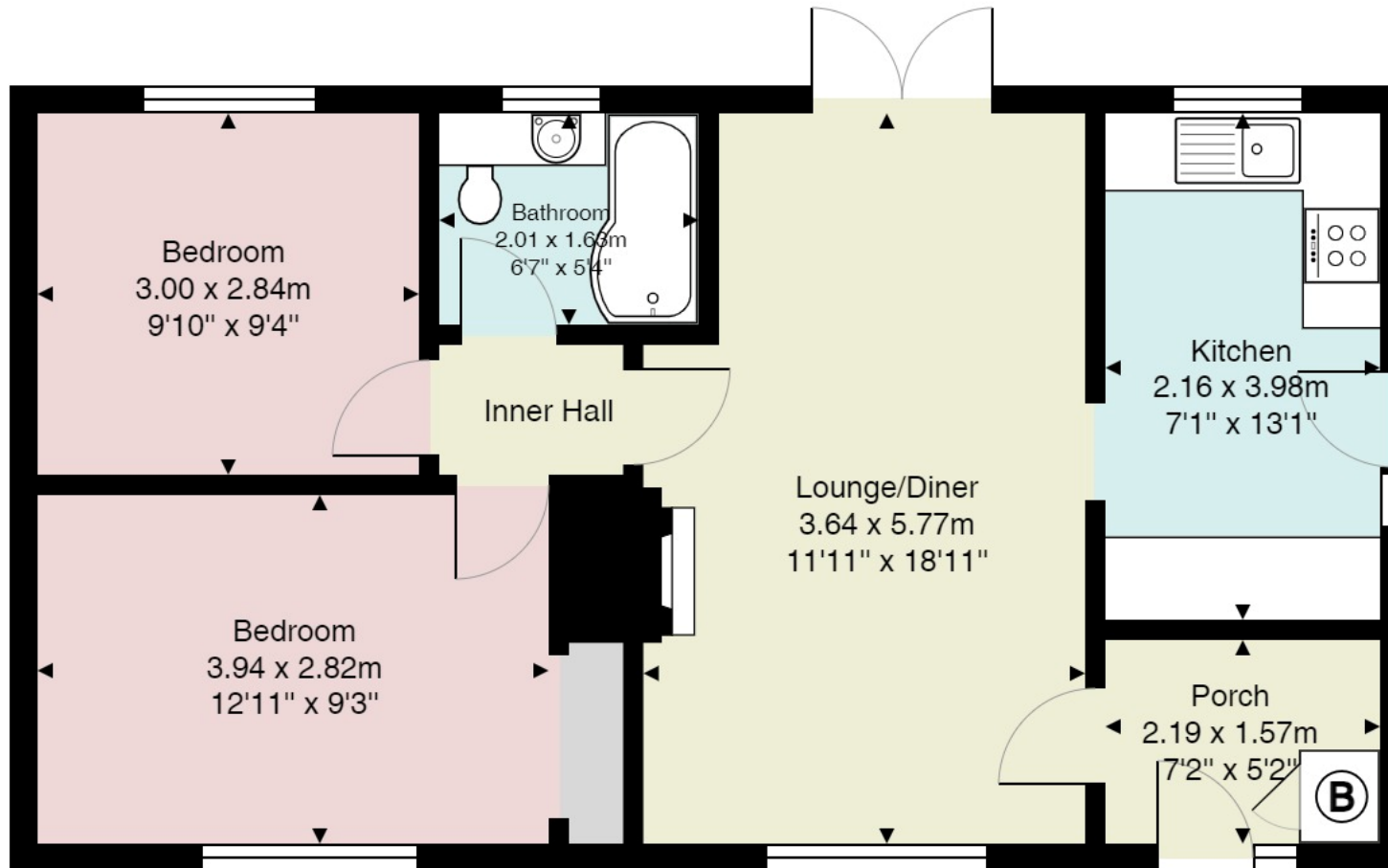
Power and light are connected and there is an internal UPVC window between the workshop and garage. The up and over door does not currently open/close. There are fitted cupboards and a workbench.

#### DIRECTIONS

From our Milnthorpe office, proceed to the traffic lights, turning right on Church Street and heading out of Milnthorpe. Continue past Heversham and Leasgill and Levens Hall on the left. Continue under the by-pass A590 and up the hill into Levens Village. Pass the primary school on the left. Vicarage Road is on the right hand side just prior to the bus stop and village shop. Number 9 is on the left hand side.

[what3words:///verges.hurray.boils](http://what3words:///verges.hurray.boils)





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





**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

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# MILNE MOSER

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