



Levens

£210,000

17 Beathwaite Gardens, Levens, Kendal, LA8 8NG

Nestled within the attractive stone-built development of Beathwaite Gardens, this beautifully presented home enjoys a prime position in the highly sought-after village of Levens. Offering a wonderful blend of village charm and modern convenience, Levens benefits from a local pub, village shop, well-regarded primary school and excellent transport links, with easy access to the M6 via Junction 36.

This turn-key property is ideally suited to first-time buyers, second home owners, investors, or those looking to downsize, offering ready-to-move-into accommodation in a desirable setting.

Quick Overview

- Attractive mid terraced house
- Two double bedrooms
- Dining kitchen
- Stunning views across Lyth Valley
- Private balcony
- Sought after village location
- Ideal for first time buyer's
- Large lawned communal garden
- Driveway Parking
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Driveway Parking

Property Reference: K7280



Dining Kitchen



Dining Kitchen



Living Room



Living Room

Upon entering, you are welcomed into a bright and inviting dining kitchen, thoughtfully designed with warm wooden worktops and contemporary wall and base units. The kitchen is equipped with an inset stainless steel sink and drainer, a four-ring electric hob with Beko cooker and concealed extractor, alongside space for an undercounter fridge freezer and plumbing for a washing machine. White goods can be included if desired, although no warranties will be provided. There is ample room for a dining table, making it a sociable and functional space. Practical storage has been well considered, with an understairs cupboard and a walk-in store fitted with coat hooks and shelving.

To the rear of the property, the living room enjoys a pleasant outlook and provides a comfortable retreat, with a door leading out onto a private gravelled balcony, perfect for relaxing and enjoying the surroundings. The property benefits from electric heating throughout and is fitted with electric smoke detectors.

To the first floor, the principal bedroom is a generously sized double, benefiting from beautiful elevated views across the Lyth Valley and beyond and featuring a built-in wardrobe with both shelving and hanging space. The second bedroom is a compact double, ideal for use as a guest room, home office or dressing room.

The house bathroom is well appointed, comprising a panelled bath with overhead electric shower, pedestal wash hand basin, WC, heated towel rail and part-tiled walls. A useful linen cupboard housing the hot water cylinder is also located within the bathroom.

The loft is part boarded and benefits from power and a loft ladder, providing useful additional storage space.

Externally, the property benefits from access to a well-maintained communal lawned garden, in addition to the private rear balcony. To the front, there is a small garden area which includes a useful shed, along with driveway parking for one vehicle. Additional visitor and resident parking is also available on site.

Altogether, this delightful home offers an excellent opportunity to acquire a low-maintenance property in a highly desirable village setting, combining comfort, convenience and scenic surroundings. Perfect for those seeking a relaxed lifestyle with easy access to nearby amenities and transport links.

Accommodation with approximate dimensions

Ground Floor

Dining Kitchen: 13' 8" x 13' 4" (4.19m x 4.08m)

Living Room: 13' 7" x 9' 8" (4.15m x 2.97m)

First Floor

Bedroom One: 13' 8" x 9' 11" (4.19m x 3.03m)

Bedroom Two: 8' 5" x 7' 3" (2.57m x 2.21m)

House Bathroom

Property Information

Parking: Driveway Parking

Tenure: Leasehold (All leaseholders have a share of the freehold)

Held on a term of 999 years from 1 January 1996 with a balance of 969 years remaining.

Service charge £1400 for the year 2026/2027 paid in quarterly installments on 1st April 2026 , 1st July 2026, 1st October 2026 and 1st January 2027.

Services: Mains electricity, mains water and mains drainage.

Electric storage heaters.

Council Tax: Westmorland and Furness Council Tax Band: C

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

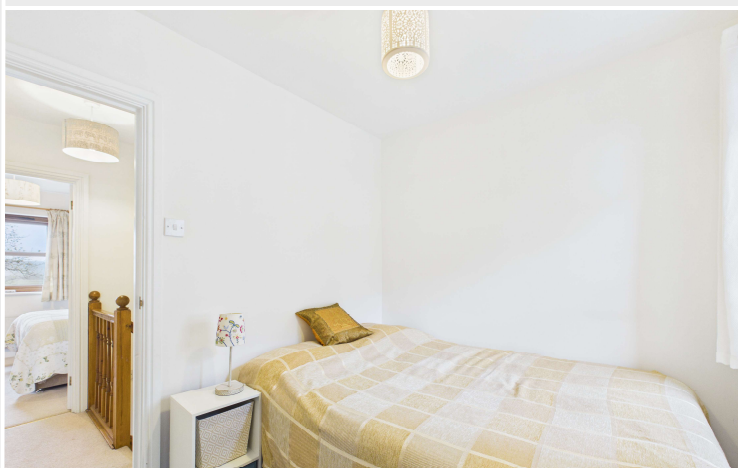
What3Words & Directions: [///seaweed.storybook.reserve](https://seaweed.storybook.reserve)

When entering Levens village from the south, turn left just past the village shop and proceed straight through the crossroads onto Hutton Lane. Beathwaite Gardens will be on your left. Enter the development and continue towards block at the back, on the left hand side. Number 17 can be found on the right hand side with driveway parking directly in front of the property.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



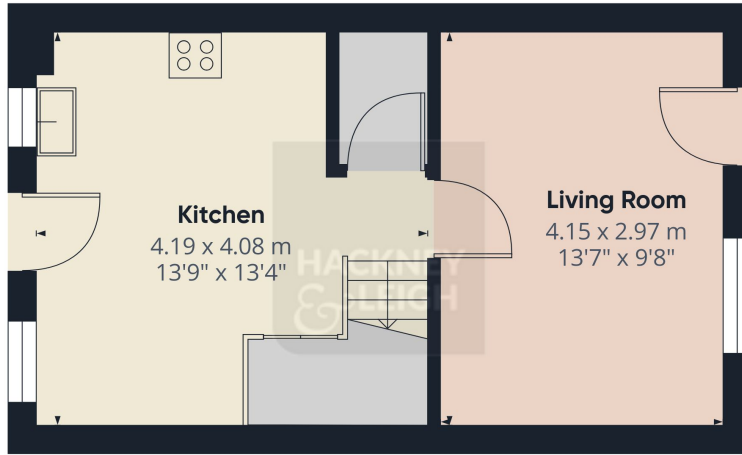
Bedroom Two



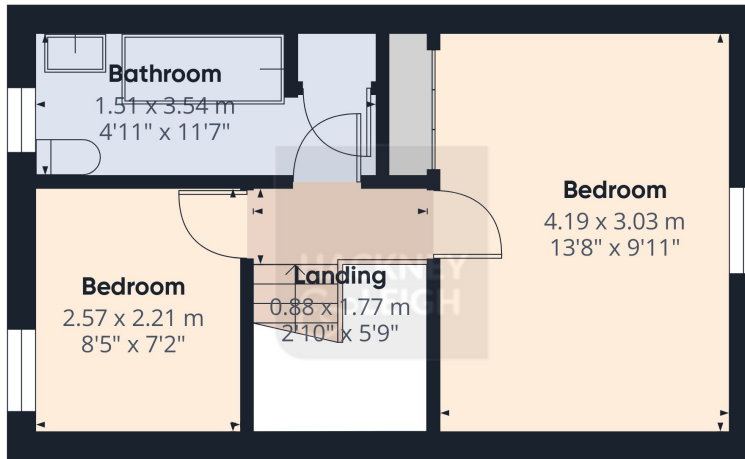
House Bathroom



Rear Aspect (Vendor's Own Photo)



Floor 0



Floor 1



Approximate total area⁽¹⁾

55.6 m²
599 ft²

(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.

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