



13 Bentham Road, Lancaster, LA1 4JX

A stunning three bedroom detached property modernised to the highest degree throughout. Located in the family friendly location of Hala, within school catchment areas, easy access to local shops and transport links and offered for sale with no chain.

Inside the entertaining areas are spacious and welcoming, with a large living room to the front and an open plan kitchen diner to the rear, with large aluminium framed doors onto the landscaped garden, perfect for summer entertaining. There is a small additional bedroom/versatile room on the ground floor, ideal for a nursery, home office or snug, with three large double bedrooms upstairs and a breathtaking family bathroom, making this a multi functional home that you can tailor to your families needs.



Hallway

20'2" x 6'3" (6.17 x 1.92)

A bright, contemporary hallway with recently installed LVT flooring that extends into the kitchen diner to create a seamless entrance way that connects the downstairs living spaces. There is a modern vertical radiator at the bottom of the stairs, and access to the living room through an open plan entry to the left.

Living Room

14'7" x 10'10" (4.45 x 3.32)

A large carpeted living room with ample space for large seating, great for gathering the family and welcoming visitors. There are inbuilt alcoves for mounting the TV and storing electronic accessories. A wood burner sits on a stone plinth with a wooden mantel above. Finished to a very high standard, the room has new black aluminium framed windows looking out to the front, and a modern vertical radiator, creating a luxurious relaxation space.

Kitchen Diner

21'0" x 12'0" (6.41 x 3.68)

A stunning kitchen diner sits at the back of the house, forming the hub of the home, with large double glazed bi-fold doors into the back garden filling the room with light. The kitchen is done to the highest specification, with a large Rangemaster cooker beneath an integrated Rangemaster extractor fan, and quartz worktops throughout, great for cooking for large family gatherings or hosting dinner parties. There is a Belfast sink set into the large central kitchen island, with a Quooker tap installed. The kitchen features plenty of storage in the form of ceiling height built in units and under-counter storage on the island. A double glazed window looks out the to rear garden and provides natural light when cooking.

The dining area fits a large family table and features a slimline Samsung Frame smart tv mounted above. The folding aluminium framed doors can be opened to create a seamless transition between the indoor and outdoor space, perfect for entertaining during the warmer months. There is a wall mounted vertical radiator as you enter the room for warmth in winter.

WC

4'6" x 2'11" (1.39 x 0.91)

A modern downstairs WC room off the kitchen diner with LVT flooring throughout. It features a low flush toilet and slimline sink unit with storage below, and an illuminated mirror above.

Garage

17'10" x 8'5" (5.44 x 2.57)

A versatile single garage is accessed from the dining area through an internal fire door. The garage has a high ceiling making it feel spacious and can be accessed via the drive way through a recently installed electric roller door. The boiler, which is only 18 months old, along with the electric controls are housed in here.

Bedroom 4/Second Reception

10'5" x 8'11" (3.20 x 2.74)

Accessed via a wooden internal door is a single bedroom on the ground floor. Ideal for use as a nursery, snug or home office. The room is carpeted with spotlights above and a white traditional style radiator beneath the double glazed window out onto the landscaped garden.

Landing

Bathroom

An impressive and spacious family bathroom sits off the main landing with his and hers sinks, a floating low flush toilet, walk-in double waterfall shower and a modern freestanding bathtub. There is plenty of natural light provided by the frosted double glazed window on the rear aspect with bespoke white shutters, plus overhead spotlighting and a backlit mirror for mornings and evenings. There is a vertical heated towel rail and under counter storage for toiletries, to keep the clean contemporary feel of the room.

Bedroom 1

A large carpeted double bedroom sits at the front of the property with a double glazed window out to the driveway and a modern white radiator mounted below. It would make an impressive master suite, with ample floor space for a double bed, bedside units, wardrobes and a usefull alcove for either a dressing table or further storage. Two wall mounted lamps sit either side of the bed space with independent switches, plus a recess on the opposite wall with an electrical outlet for mounting a TV.

Bedroom 2

A carpeted double bedroom sits at the rear of the property, with a double glazed window looking out onto the landscaped back garden. A modern white radiator sits beneath the window, with USB sockets around the room allowing multiple set ups based on your needs, whether used as a bedroom, nursery or home office. There is access to the attic through a hatch in the ceiling.

Bedroom 3

A double bedroom sits at the front of the property with an aluminium framed double glazed window looking out to the front with a double panel radiator below There are deep built-in closets with shelving and access to further eaves storage through a low level hatch on the outside wall. There is also attic access through a hatch the ceiling and plug sockets all around to create a comfortable and cozy bedroom.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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