



8 Lakeber Close, Bentham, LA2 7JL Offers In The Region Of £299,000

This charming two-bedroom detached bungalow located in High Bentham, offers a bright and airy living space, thanks to its large windows that flood the interior with natural light, creating a spacious and inviting atmosphere.

This property has its own drive with space for three cars, and an abundance of outside space.

Inside, the property consists of two good sized bedrooms, a garden room, kitchen and sitting room.

Property Description

A well presented, detached bungalow in High Bentham which has a thriving community with a wide range of facilities and amenities, including doctors, pubs, cafes and shops.

The property is extremely light and airy with large windows throughout, comprising of a spacious sitting room, kitchen with a bright garden room overlooking the garden, two double bedrooms and a house bathroom.

Externally there is a good size plot to both the front and rear of the property. Consisting of a well presented lawned garden to the front of the property, with established beds, a garage and off road parking for 3 cars. To the rear of the property there is a patio paved with Indian Sandstone, and established flower beds.

Property Information

Freehold
Council Tax Band C
EPC Rating C
All mains services

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Entrance Hall



Provides access to sitting room, kitchen and bedrooms, hard-wearing entrance carpet, fitted carpet, radiator, cupboard housing hot water cylinder, double glazed UPVC door and window with textured glass to front aspect.

Sitting Room 14'6" x 11'1" (4.42m x 3.39m)



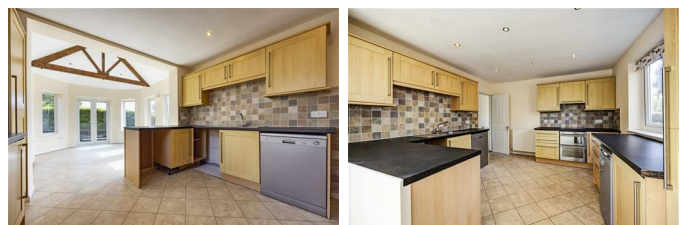
Fitted carpet, radiator, gas fire, wall lights, two double glazed windows, one to rear, one to side aspect.

Garden Room



Tile effect vinyl flooring, two radiators, wall lights, exposed beams and joist with apexing, six double glazed window, double glazed patio doors.

Kitchen 24'11" x 11'5" (7.6m x 3.5m)



Tile effect vinyl flooring, radiator, range of wall and base units, under counter space for fridge, freezer, dishwasher and washing machine, double oven, hob, single drainer sink, extractor hood, double glazed window to side aspect.

Bedroom One 11'10" x 11'9" (3.61m x 3.59m)



Double bedroom, fitted carpet, radiator, fitted wardrobe with sliding doors, double glazed window.

Bedroom Two 10'5" x 11'9" (3.18m x 3.60m)



Double bedroom, fitted carpet, radiator, double glazed window to rear aspect.

Bathroom 6'9" x 8'5" (2.08m x 2.58m)



Tile effect vinyl flooring, heated towel rail, P shaped bath with shower over, toilet, wash basin, double glazed window with textured glass. Loft access.

External - Front



Good sized plot consisting of lawn, established beds, drive.

Parking

Parking available for three cars.

Garage

Utility, concrete floor, light and power.

External - Rear



Indian sandstone patio, established beds, gravelled area.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

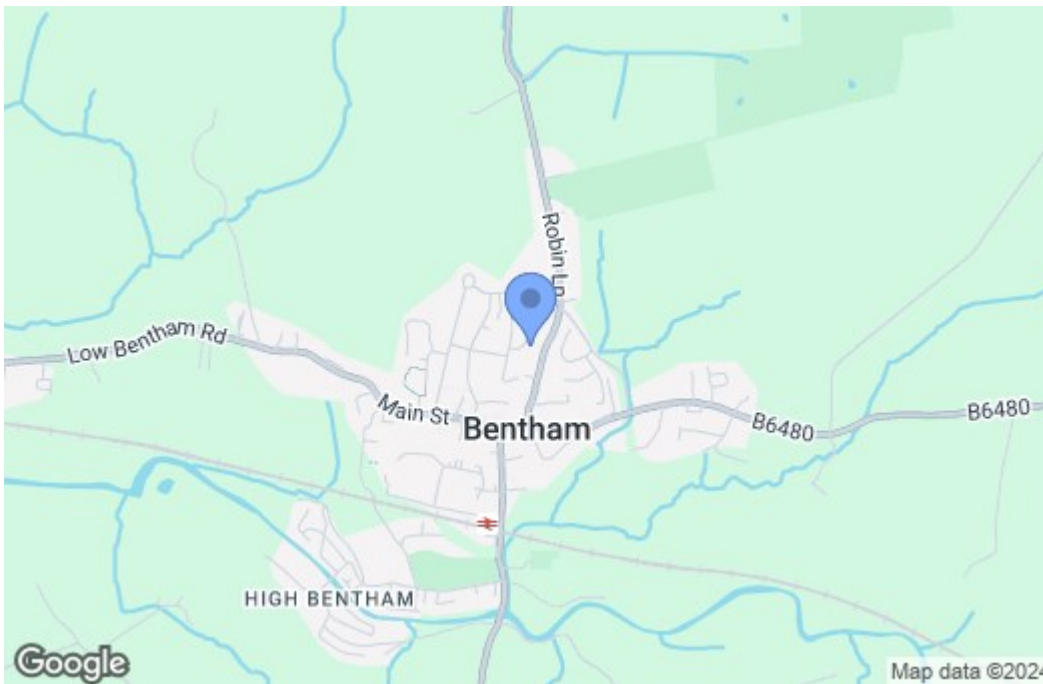
Floor Plan

Ground Floor
Approx. 93.8 sq. metres (1009.9 sq. feet)



Total area: approx. 93.8 sq. metres (1009.9 sq. feet)
8 Lakeber Close, Bentham

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	

