



Lynwood 4 Lakeber Drive, Bentham, LA2 7AD
Price Guide £385,000

A charming semi-detached house, featuring three spacious bedrooms and an additional attic room, set on a generous plot, in a desirable location, offering a blend of period character and modern convenience.

The property boasts spacious living areas, a well-equipped kitchen, and beautifully landscaped gardens, making it an ideal home for families or those seeking a picturesque retreat.

Property Description

This three-bedroom semi-detached home offers generous living space, period charm, and a convenient layout, making it a great choice for families or those looking for a well-located home.

The property features an inviting entrance hall leading to a spacious lounge with a large bay window that allow plenty of natural light. A separate dining room provides a great space for family meals with a snug off the dining room offering another entertaining space or somewhere cosy to relax. The kitchen is practical and well-equipped, with ample storage and workspace, while a useful cellar offers additional storage.

Upstairs, there are three well-proportioned bedrooms, with additional attic room, each offering good natural light and space for storage. The shower room is modern and functional.

Outside, the rear garden is a lovely space with mature greenery and room for seating or outdoor activities. The property also benefits from driveway parking and is conveniently located close to local amenities and transport links.

This home is a fantastic opportunity for those looking for a spacious and well-maintained property with plenty of potential.

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.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: TBC
All mains services

Ground Floor

Entrance Hall



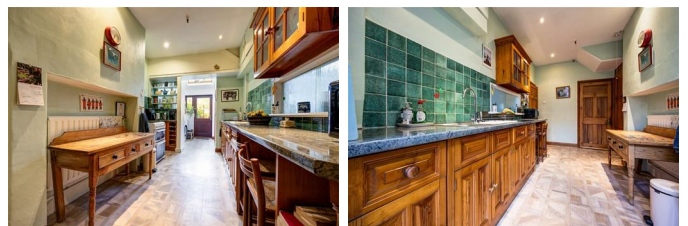
Fitted carpet, radiator, staircase to first floor, stained glass window and door to side aspect.

Sitting Room



Fitted carpet, radiator, open fireplace, alcove bookshelf, picture rail, cornicing, double glazed window and large bay window to front aspect.

Kitchen



Wood effect laminate flooring, radiator, range of wall and base units, double drainer sink, oven, service hatch to dining room, shelving with textured window, door providing access to cellar.

Utility



Wood effect laminate flooring, space for fridge freezer and dishwasher, plumbing for washing machine, boiler, temperature controls on wall, Velux window, double glazed window and door to rear aspect.

Dining Room



Fitted carpet, 2 x radiators, textured glass serving hatch into kitchen, picture rail, cornicing, double glazed window to side aspect.

Snug



Fitted carpet, radiator, wall lights, Velux window, patio doors to rear.

Downstairs Shower Room



Tiled flooring, heated towel rail, wash basin, toilet, shower cubicle, extraction, double glazed window with textured glass to rear aspect.

Cellar



Pantry area at top of stairs, concrete floor with rubber matting, fitted stone bench, double glazed window to side aspect.

First Floor

Bedroom One



Spacious double room with fitted carpet, radiator, large fitted wardrobe, picture rail, cornicing, double glazed window to front aspect.

Bedroom Two



Spacious double room with fitted carpet, radiator, large fitted wardrobe, vanity unit with integrated wash basin, picture rail, double glazed window to rear aspect.

Bedroom Three



Large single room with fitted carpet, radiator, fitted bookcase, picture rail, cornicing, staircase providing access to attic room.

Bathroom



Wood laminate flooring, radiator, wash basin, toilet, bath, airing cupboard, pine panelled ceiling, double glazed window with textured glass to rear aspect.

Second Floor

Attic Room



Spacious room with fitted carpet, pitch pine panelling, 2 x Velux window and skylight window.

External



Front



Attractive well-maintained front garden with mature shrubs, lawn, established beds, drive leading to rear of property,

Rear



Large private garden lawn with pathway providing access to end of garden, established beds, mature shrubs, garage and parking.

Parking

Ample private parking for at least 3 cars to rear aspect.

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.

INTRODUCERS FEES

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

FISHER HOPPER

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The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

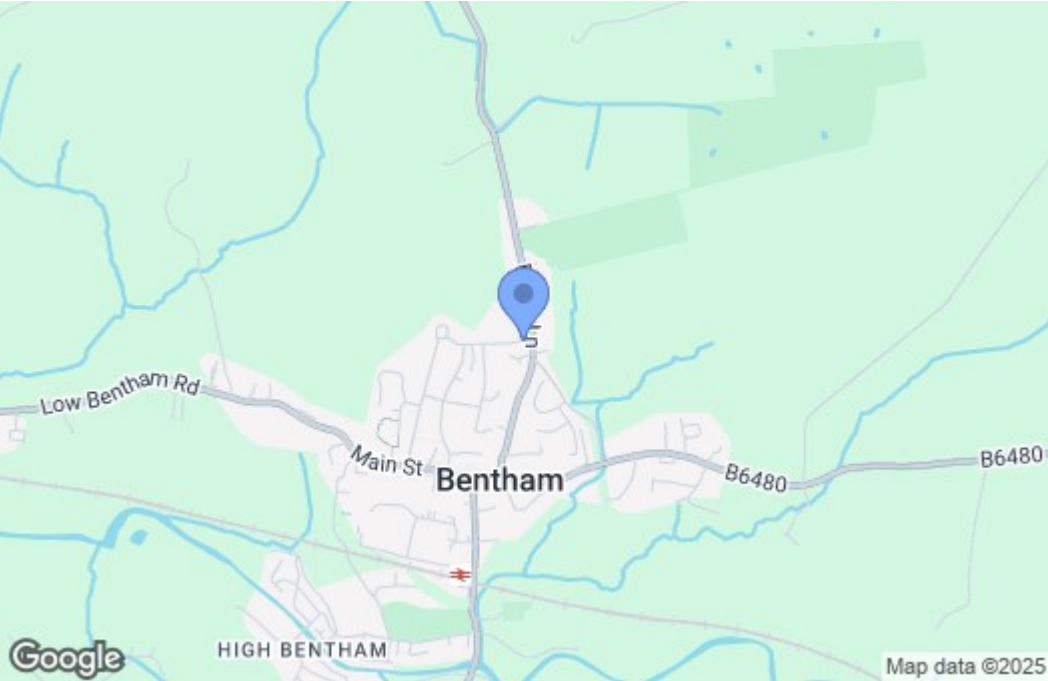
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

