



The Bungalow Burton Road, Lower  
Bentham, Lancaster, LA2 7EW

The Bungalow, Burton Road, Lower Bentham, Lancaster

## The property at a glance 3 2 2

- Detached Bungalow
- Fantastic Plot!
- 3 Bedrooms (partly boarded loft), 2 Bathrooms
- 2 Reception Rooms & Conservatory
- Driveway & Garage
- Tenure: Freehold
- Property Banding: E
- EPC:
- Stunning Rural Location

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

**£399,950**

# Get to know the property



Nestled in the picturesque setting of Burton Road, Lower Bentham, Lancaster, this charming detached bungalow offers a delightful blend of comfort and space. Set on a generously sized plot, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the extensive garden outside. The two bathrooms provide convenience and privacy, catering to the needs of a busy household.

The extensive garden is a true highlight of this property, offering a tranquil outdoor space to relax and unwind. Whether you have a green thumb or simply enjoy the beauty of nature, this garden provides ample opportunity for gardening, play, or simply enjoying the stunning rural surroundings.

Parking is a breeze with space for up to three vehicles, ensuring that you and your guests will never be short of parking options. The location itself is a dream for those who appreciate the beauty of the countryside, while still being within easy reach of local amenities.

In summary, this detached bungalow on Burton Road is a rare find, combining spacious living areas, a beautiful garden, and a serene rural location. It presents an excellent opportunity for anyone looking to embrace a peaceful lifestyle in a charming community.





### Entrance Porch

UPVC door into porch, UPVC window, tiled flooring and door to hallway.

### Hallway

Loft Access, smoke alarm, thermostat, doors to reception one, kitchen, bedroom one, two, three and bathroom.

### Reception One

Two UPVC windows, two radiator, living flame fireplace with tiled surround, tv point and door to reception two.

### Reception Two

Two UPVC windows, two radiators, smoke alarm, three wall lights and TV point.

### Kitchen

Window, radiator, mix of high gloss wall and base units with laminate worktops, double oven in high rise unit, four ring induction hob, integrated extractor fan, sink with mixer tap and draining board, panelled splash back, integrated fridge/freezer and dishwasher, vinyl flooring and stable door to conservatory.

### Conservatory

Stairs into conservatory, UPVC windows, wooden windows, polycarbonate roofing, wall light, vinyl flooring and two UPVC sliding doors to rear.

### Bedroom One

Two UPVC windows, radiator and door to En suite.

### En Suite

Dual flush WC, vanity wash basin with mixer tap, direct feed shower in cubicle, extractor fan and vinyl flooring.

### Bedroom Two

Two UPVC window and radiator.

### Bedroom Three

UPVC window and radiator.

### Bathroom

UPVC window, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, partially tiled surround, heated towel rail and boiler cupboard.

### External

#### Front

Off road parking for three cars, laid to lawn, mature shrubs, bedded area, access to rear and garage.

#### Rear

Patio area, bedded area, laid to lawn, mature shrubs.

### Garage

UPVC window, power, space for washing machine and dryer.

### Conservatory

Overlooking the beautiful garden.



# The Bungalow Burton Road, Lower Bentham, Lancaster, LA2 7EW



# The Bungalow Burton Road, Lower Bentham, Lancaster, LA2 7EW



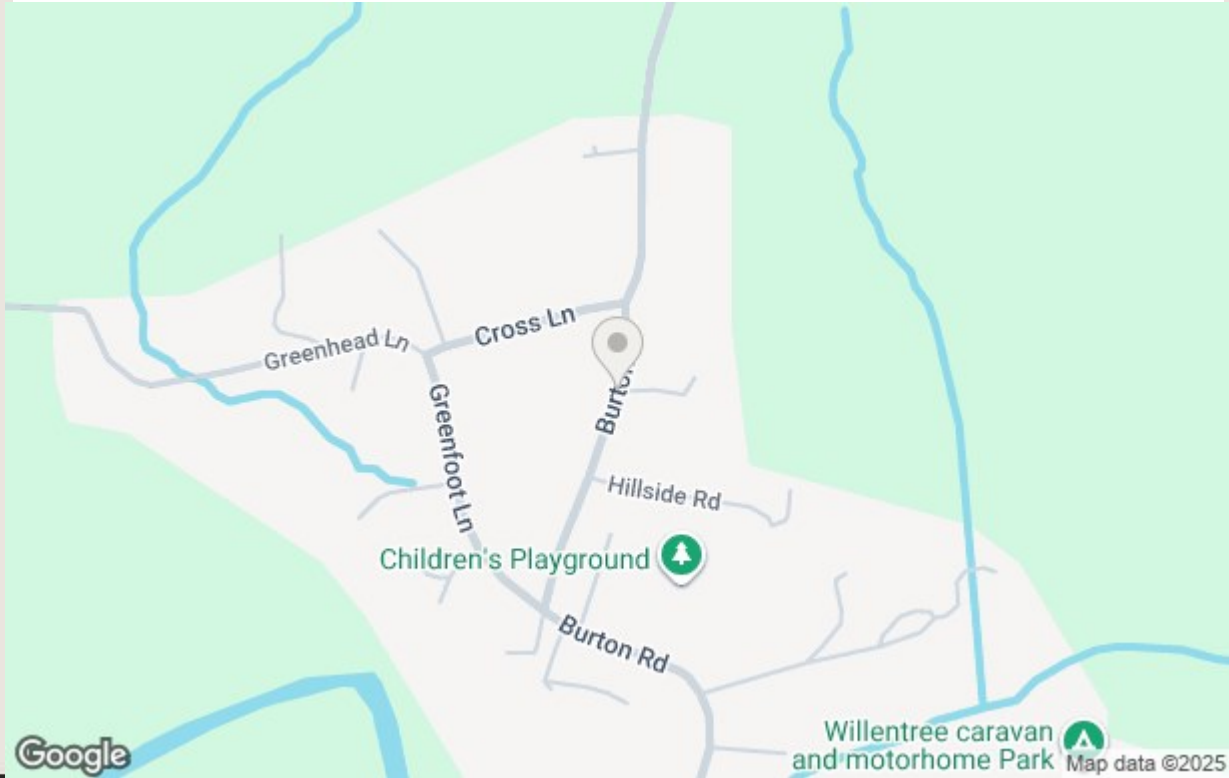
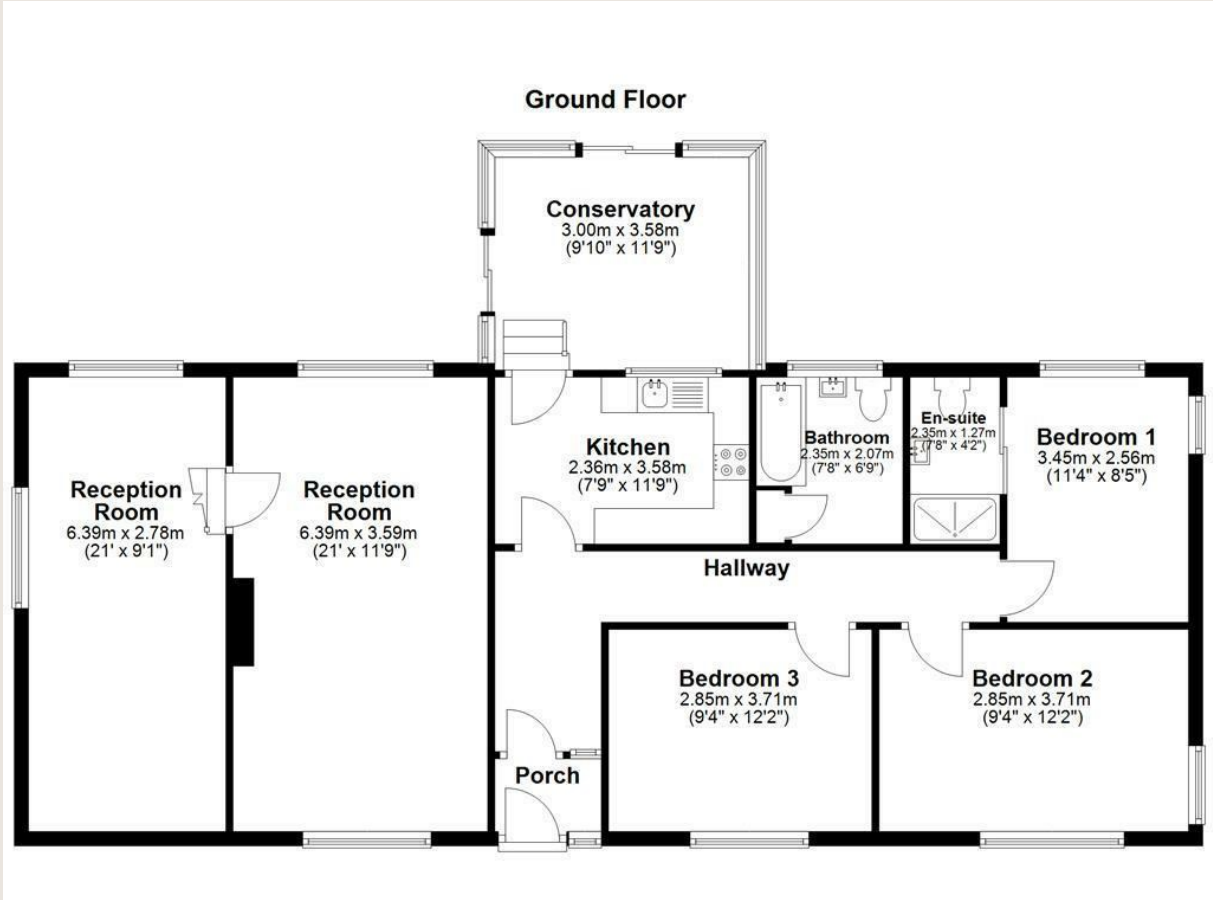
GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

# Take a nosey round



**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	