



**R&B**  
ESTATE AGENTS

22 Lakeber Avenue,  
Bentham, LA2 7JJ

22, Lakeber Avenue, Bentham

## The property at a glance 2 1 1

- Detached Bungalow
- Two Bedrooms
- Large Boarded Loft
- Living Room
- Sun Room
- Gardens & Garage
- Driveway
- Tenure: Freehold
- Band: C
- EPC:

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**£250,000**

# Get to know the property



Nestled in the charming village of Bentham, this delightful detached dormer bungalow on Lakeber Avenue offers a perfect blend of comfort and scenic beauty. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. The spacious living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests, while large windows frame the beautiful views that surround the home.

One of the standout features of this bungalow is the generous loft space, which has been thoughtfully boarded, offering potential for additional storage or even a creative workspace. The property also boasts a well-appointed bathroom, ensuring convenience for everyday living.

Outside, the bungalow benefits from ample parking for up to three vehicles, making it easy for residents and visitors alike. The sought-after village location enhances the appeal, providing a tranquil environment while still being within reach of local amenities and community life.

This property presents a wonderful opportunity for those looking to enjoy the charm of village living in a comfortable and versatile home. Whether you are seeking a permanent residence or a weekend getaway, this bungalow is sure to impress.





### Entrance Hall

UPVC door into entrance hall, smoke alarm, access to loft, doors to living room, kitchen, bedroom one, bedroom two and shower room.

### Living Room

Two UPVC window, radiator, coving, TV point, radiant fireplace, wooden mantel, marble surround and hearth.

### Kitchen

UPVC window, radiator, panelled wall and base units with laminate worktops, freestanding oven with four ring electric hob, extractor fan, sink with traditional taps and draining board, space for fridge/freezer, washing machine, coving, spotlight, door to entrance hall, storage cupboard and UPVC door to side.

### Bedroom One

UPVC window and radiator.

### Bedroom Two

UPVC window and radiator.

### Shower Room

UPVC window, dual flush WC, pedestal wash basin with traditional tap, shower cubicle with electric shower, extractor fan, partially tiled surround and heated towel rail.

### Sunroom

UPVC windows, polycarbonate flooring, TV point and UPVC door to rear.

### External

#### Front

Off road parking for two cars, outside tap, pebbled area, mature shrubs and access to rear.

#### Rear

Paved area, pebbled area and mature shrubs.

#### Garage



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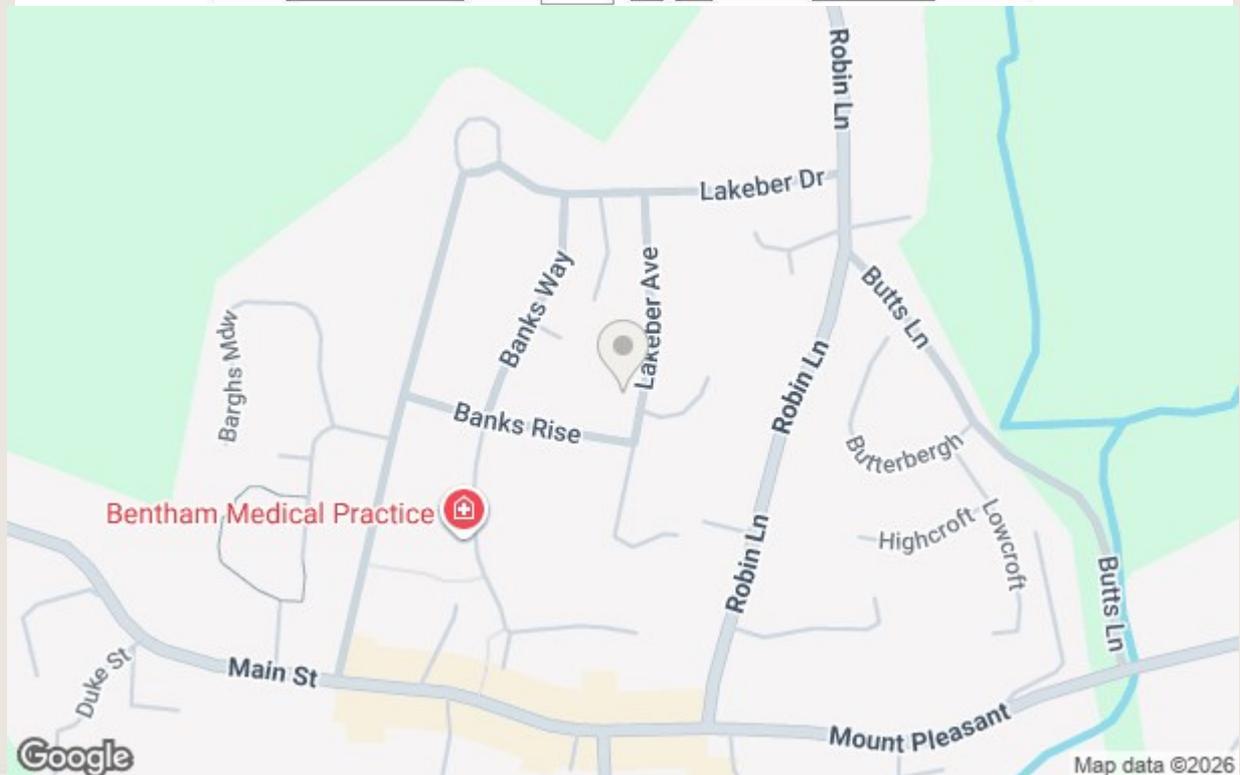
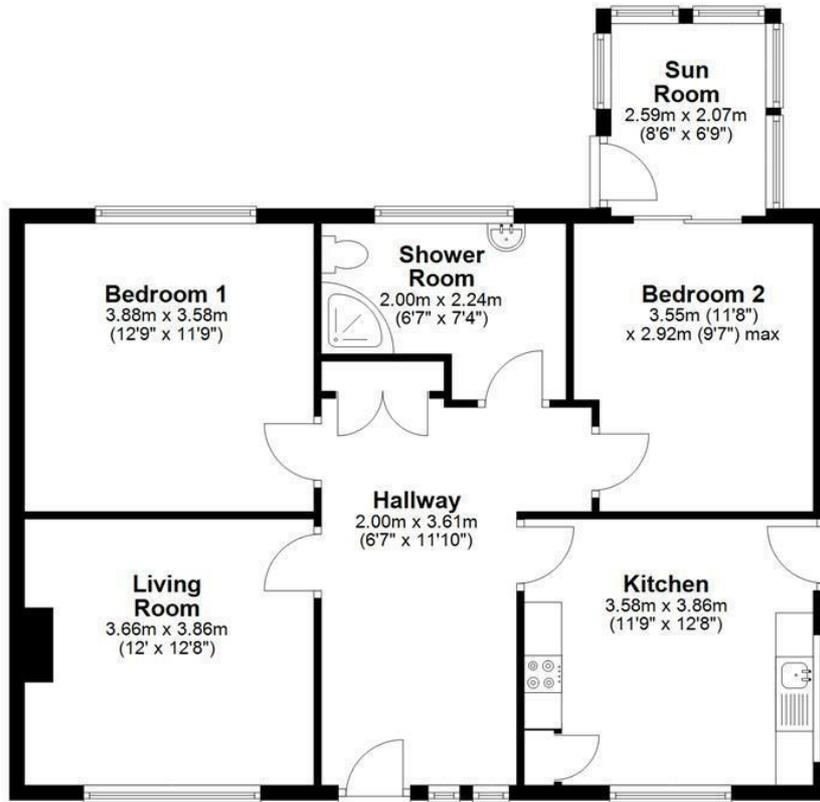
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# Take a nosey round

Ground Floor



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	60
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC