



## **Cheveley Low Bentham Road, Bentham, LA2 7BN**

### **Offers In The Region Of £340,000**

A spacious, charming 3 bedroom detached family home in a peaceful location. The property features a sitting room, large kitchen/diner, utility, downstairs cloakroom, 2 double bedrooms, 1 single and a main bathroom. Externally the property benefits from a well-maintained garden, ample parking, a garage and fabulous views.

## Property Description

Welcome to Cheveley – a well-presented three-bedroom detached family home, nestled in a peaceful and picturesque location just a short walk from High Bentham's main street.

The property features a warm and inviting sitting room with a woodburning stove, filled with natural light from the large bay windows with patio doors providing access to the rear garden. The spacious kitchen/diner serves as the heart of the home, offering ample storage, generous worktop space, and plenty of room for dining, with the added convenience of a utility room and downstairs shower room.

Upstairs, the home offers two generous double bedrooms and a single bedroom, perfect for use as a child's room or home office and a main bathroom.

Externally, the property boasts a well-maintained garden, providing a lovely outdoor space for relaxation, play, or entertaining. Ample off-road parking is available with a spacious driveway, complemented by a garage for a car or additional storage needs. The home also benefits from stunning views of the surrounding area. Perfect for families or those seeking a tranquil retreat, this property offers a wonderful balance of space, practicality, and charm while remaining within easy reach of local amenities.

## Property Information

Freehold

Council Tax Band: D

EPC Rating: E

All Mains Services

Broadband available

## 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.

## Ground Floor

### Entrance Hall

Hard waring carpet, circle timber framed window to rear aspect, glazed internal door to kitchen, timber door to front aspect.

### Kitchen/Diner 12'9" x 22'0" (3.89m x 6.71m)



Large open plan kitchen/diner with wood laminate flooring, radiator, AGA, range of wall and base units, double drainer sink, integrated double oven, 2 ring gas hob, space for fridge freezer, fitted shelves, exposed brick, internal door to utility room, staircase providing access to first floor, 4 x double glazed windows to all aspects.

### Utility 7'10" x 5'10" (2.40m x 1.78m)



Tiled flooring, radiator, ceramic sink, plumbing for washing machine, space for tumble dryer, access to downstairs shower room, double glazed window to front aspect.

## Shower Room



## Bedroom 1 11'11" x 10'11" (3.63m x 3.34m)



Tiled flooring, radiator, wash basin, toilet, shower cubicle, double glazed window with textured glass to side aspect.

## Sitting Room 11'11" x 17'11" (3.64m x 5.47m)



Wood laminate flooring, 2 x radiators, wall lights, feature fireplace housing woodburning stove, cornicing, large bay window with integrated patio doors providing access to rear garden.

## First Floor

### Landing



Fitted carpet, 2 x large built-in cupboards, double glazed window to side aspect.

Good sized double bedroom with fitted carpet, radiator, built-in cupboard, 3 x Velux windows, 2 x double glazed windows to rear aspect with views.

## Bedroom 2 9'7" x 11'8" (2.91m x 3.56m)



Another good sized double bedroom with fitted carpet, radiator, built-in cupboard, loft access, 2 x double glazed windows to front aspect.

## Bedroom 3 8'11" x 6'8" (2.71m x 2.03m)



Single bedroom with fitted carpet, radiator, 2 x double glazed windows to rear and side aspects.

## Bathroom



Wood laminate flooring, round heated towel rail, wash basin with vanity unit underneath, toilet, P-shaped bath with shower over, 2 x Velux windows.

## External

### Front



Driveway leading to garage, gravel parking, lawn, mature trees and shrubs, access to the rear via both sides of the property.

## Rear



Steps down from the rear entrance onto a raised patio seating area, good sized lawn, garden shed, garage.

## Parking

Ample private parking for at least 3 cars and garage.

## 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

## 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 Napthens Solicitors of £100.00 + VAT for all successful introductions.

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

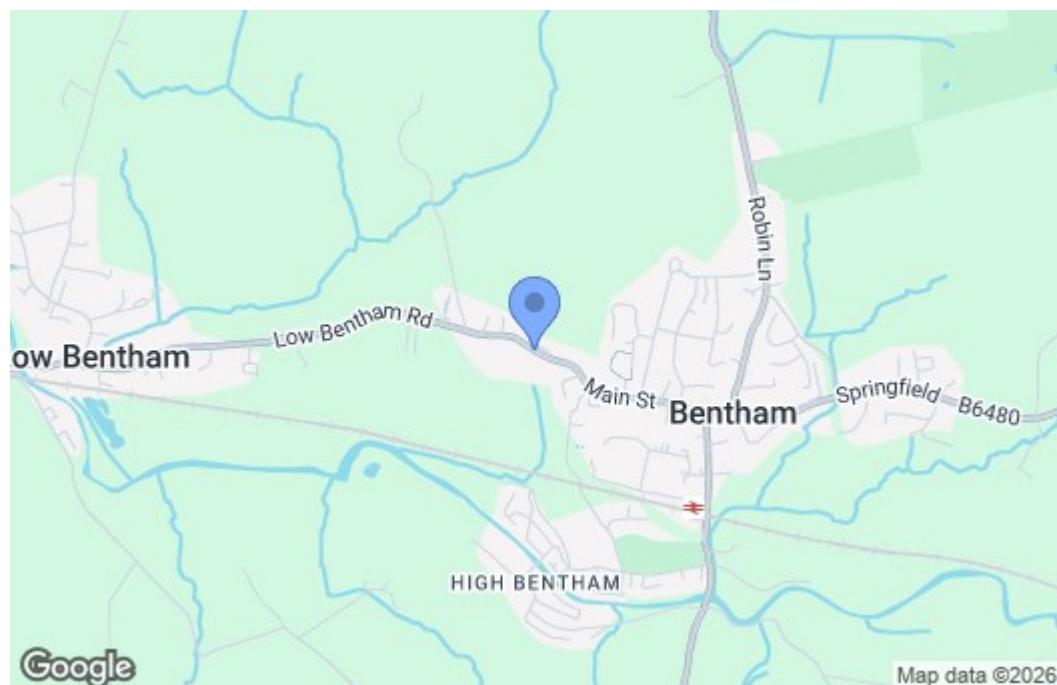
#### **FLOOR PLANS**

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

