



*Felstead View*

**BENTHAM**



## 5 FELSTEAD VIEW



Situated on the prestigious Felstead View development, this 2021-built property offers the perfect blend of contemporary elegance and practical convenience. From the moment you arrive, its natural stone facade, slate roof, and stylish landscaping set the tone for a home which has been thoughtfully crafted for modern living. With B4RN fibre broadband providing fast and reliable internet connection.





Property Type:

*Detached*

Square Footage:

*1510 sqft*

Council Tax Band:

*D*

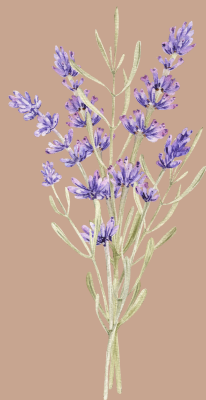
Tenure

*Freehold*

EPC Rating

*B*

*Take a closer look...*





# Why Bentham?



THE PROPERTY IS PERFECTLY POSITIONED WITHIN THE VIBRANT MARKET TOWN OF HIGH BENTHAM, WHERE A WARM COMMUNITY AND A HOST OF AMENITIES AWAIT. FROM CHARMING LOCAL SHOPS AND COSY CAFÉS, TO PUBS AND A GP SURGERY, EVERYTHING YOU NEED IS WITHIN WALKING DISTANCE.

FAMILIES WILL LOVE THE CONVENIENCE OF THE NEARBY PRIMARY SCHOOL - JUST A SHORT STROLL AWAY - AND THE EXCELLENT SECONDARY OPTIONS SUCH AS SETTLE COLLEGE AND QUEEN ELIZABETH SCHOOL IN KIRKBY LONSDALE. COMMUTERS ARE WELL-SERVED BY BENTHAM'S TRAIN STATION ON THE LEEDS-LANCASTER LINE, OFFERING EXCELLENT CONNECTIONS, WHILE ROAD LINKS MAKE THE SURROUNDING TOWNS AND COUNTRYSIDE EASILY ACCESSIBLE.

## Bentham Market Town





PARKING

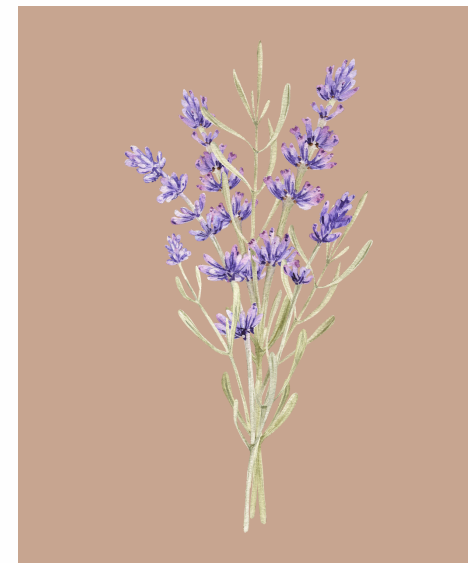


GARDEN



OUTSIDE, THE FRONT GARDEN IS NEATLY LANDSCAPED, COMPLEMENTED BY A DRIVEWAY WITH AMPLE PARKING FOR MULTIPLE VEHICLES. AT THE REAR, THE GARDEN PROVIDES A TRANQUIL SPACE FOR RELAXATION OR SOCIALISING, COMPLETE WITH BOTH A PATIO AND A RAISED LAWN AREA, OFFERING VERSATILITY TO MAKE THE SPACE WORK FOR YOUR NEEDS!









Zzz... 9000

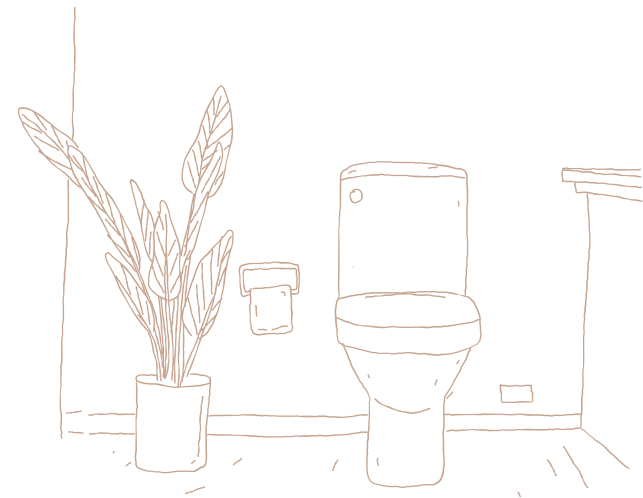












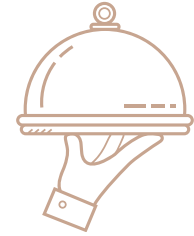
# WHERE CAN I FIND...



The Closest Primary School?  
Bentham Community Primary  
School is a 4 minute walk,  
found just 0.2 miles away.



The Local Shop?  
Co-Op is just 0.6 miles away from  
your doorstep. The post office is  
also 0.6 miles away making it  
great for those essentials!



A Delicious Meal?  
The Coach House and it's  
cosy atmosphere await  
you, just 0.6 miles away.



Somewhere Nice to Walk  
the Dog?  
There are plenty of walks on  
your door step including a  
walk down the river Wenning  
accessed just 0.7 mile away.



A Refreshing Pint?  
The Sundial is just 0.7 miles  
away, a local country pub! You  
could be back home in under 5  
minutes



The Closest Secondary  
Schools  
Queen Elizabeth School,  
Kirkby Lonsdale - 18 minute  
drive away

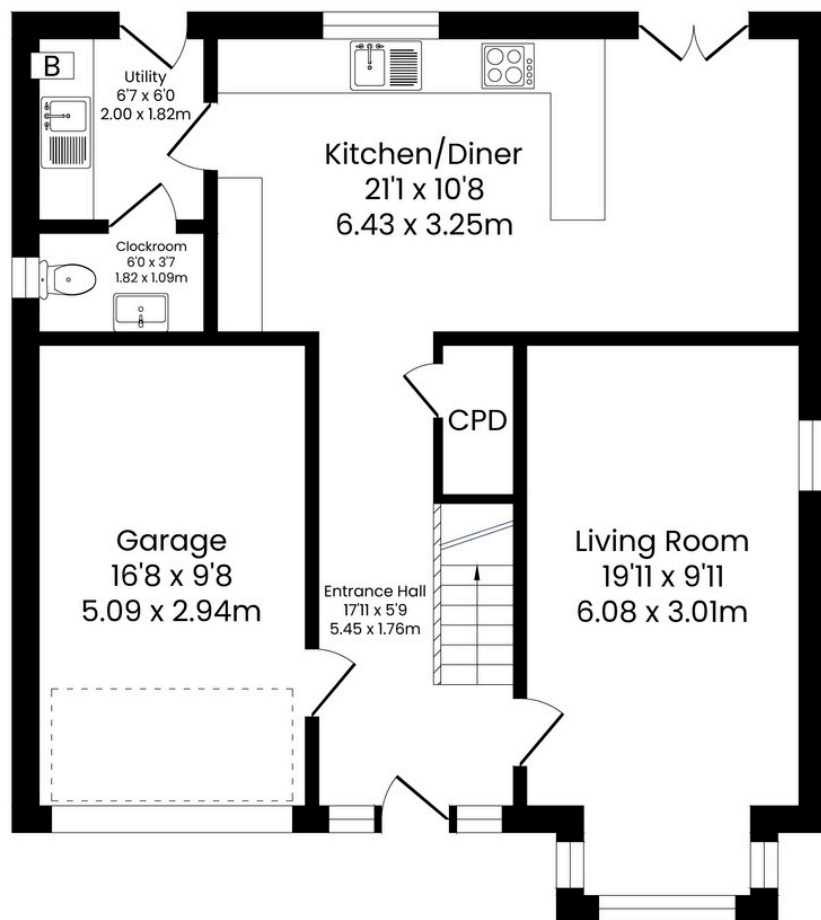




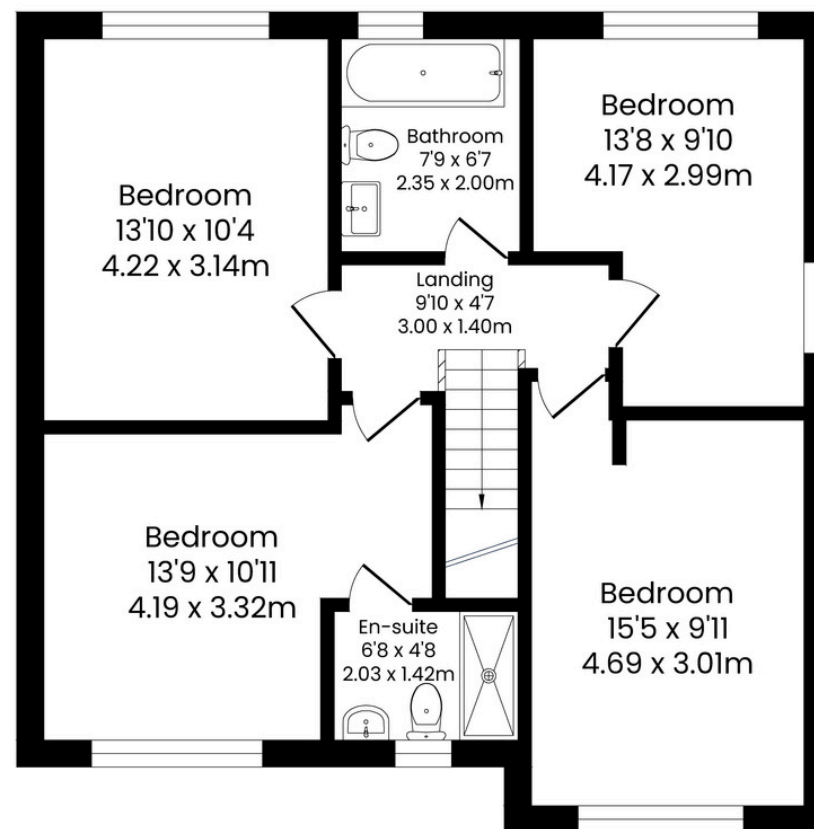




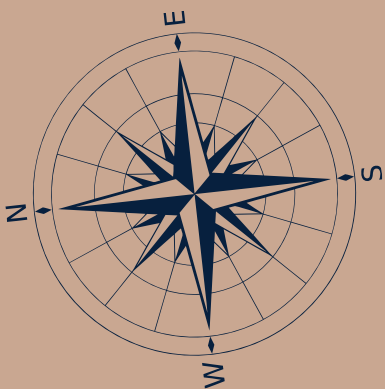




Ground Floor



First Floor

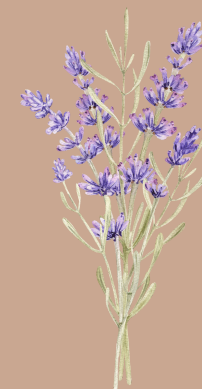


**Total Floor Area: 1510 sq ft (140.3 sq.m) approx.**

Ground Floor Area: 786 sq ft (73.0 sq.m) approx.

First Floor Area: 724 sq ft (67.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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