



BANKSIDE

Lakeber Drive, High Bentham, Nr Lancaster, LA2 7JG

**Exclusive New Build 4 Bed Detached House with
Planning Permission for Double Garage**

Price: £435,000 Region

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office

An exclusive individual designed new build 4 bedroomed detached house with attractive stone faced elevations under a traditional slated roof situated in a lovely residential area towards the town fringe enjoying lovely long distance rural and roof top views yet within just a few minutes walking distance of an array of main street shops, pubs and local amenities including railway station (Leeds/Carnforth Line) and an 18 hole golf course.

This lovely family residence has the benefit of all mains services, gas fired central heating including underfloor heating throughout the ground floor, a lovely fitted dining kitchen, generous sized separate utility room, a through lounge with fireplace designed for a solid fuel stove, cloakroom, 4 bedrooms including 2 en-suite, 4 piece house bathroom, private driveway/forecourt parking, an enclosed rear garden/patio area and Planning Permission granted 20th September 2021 for a 36m² detached double garage.

Council Tax Band E

Energy Performance Certificate Band E

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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Accommodation featuring full hardwood sealed unit double glazing, gas central heating including underfloor heating to ground floor, quality Oak internal doors, low energy LED down lighting, wired for security alarm system and combination of grey vinyl flooring and fitted carpets throughout.

Reception Hall:

6' x 5' (1.83m x 1.52m) Glazed panel outside door and glazed side panels, centre light.

Cloakroom:

3'3 x 3'1 (0.99m x 0.94m). WC, centre light, auto vent. Built in cupboard housing pressurized central heating cylinder and under floor heating manifold etc.

Inner Hall:

9'1 x 6'3 (2.77m x 1.91m) Open feature oiled natural Oak dogleg staircase, LED down lighting, smoke alarm.

Dining Kitchen:

18'5 x 11'4 (5.61m x 3.45m) Attractive range of painted finish cupboards and units incorporating stainless steel 1½ bowl single drainer sink unit, "Flavel" electric range cooker with extractor hood, integrated dishwasher, fridge freezer and breakfast bar island. Dining area with double patio doors opening onto rear patio and garden. TV point, LED down lighting, heat alarm.

Utility Room:

11'8 x 9'1 (3.56m x 2.77m) Upright cupboard and range of base units incorporating stainless steel single drainer sink unit and appliance recesses ready wired and plumbed for washer and dryer (***recess/space to accept American style fridge freezer if required***). LED down lighting, extractor vent, smoke alarm. "Worcester" wall mounted gas central heating boiler. Outside door.

Through Lounge:

18'6 x 12'3 (5.64m x 3.73m) Being a lovely light and airy room featuring a fireplace recess with chimney flue built to accept a multi-fuel stove if desired. Double patio doors opening onto rear patio and garden. 2 x centre lights, TV point, smoke alarm. Good sized under stairs storage cupboard.

Landing:

14' x 3'9 (4.27m x 1.14m)

Centre light, radiator, smoke alarm.

Loft hatch and ladder access to fully boarded storage loft.

House Bathroom:

8'8 x 8'2 (2.64m x 2.49m) Incorporating step in king sized shower, bath, WC, wash basin vanity unit and touch illuminated vanity mirror. Chrome heated towel ladder, tiled flooring, LED down lighting, auto vent.

Main Bedroom 1:

14'3 x 11'4 (4.34m x 3.45m) ***Lovely long distance rural and roof top views to Bowland Fells.***

Centre light, radiator, TV point.

En-suite Shower Room: 9' x 3'9 (2.74m x 1.14m) Incorporating king sized shower cubicle, WC, wash basin vanity unit and touch illuminated vanity mirror. Chrome heated towel ladder, tiled flooring, LED down lighting, auto vent.

Bedroom 2:

11'3 x 9'1 (3.43m x 2.77m) ***Lovely long distance rural and roof top views to Bowland Fells.***

Centre light, radiator, TV point.

En-suite Shower Room: 7'11 x 2'11 (2.41m x 0.89m) Incorporating shower cubicle, WC and wash basin vanity unit. Chrome heated towel ladder, tiled flooring, LED down lighting, auto vent.

Bedroom 3:

11'4 x 9' (3.45m x 2.74m) ***Lovely long distance rural and roof top views to Bowland Fells.***

Centre light, radiator, TV point.

Bedroom 4/Office:

9' x 6'10 (2.74m x 2.08m) *Lovely long distance views to Ingleborough.*
LED down lighting, radiator, TV point.

Outside:

Planning Permission granted 20th September 2021 to erect a 6m x 6m stone faced detached double garage with slated roof (estimated additional cost £12,000 + VAT).

Front/Easterly Elevation:

Private entrance leading to graveled private parking area, paved patios and garden border.

Northerly Side:

Paved path and garden border.

Southerly Side:

Paved path.

Rear/Westerly Elevation:

Full length paved patio and lawned garden area (50' x 20' approx. overall).

Services:

Mains water, electricity, gas and drainage connected.

Tenure:

Freehold with vacant possession upon completion.

Solicitors:

Walker Foster Solicitors, Century House, Thornfield Business Park, Northallerton, DL6 2XQ. Tel: 01609 711 158.

Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

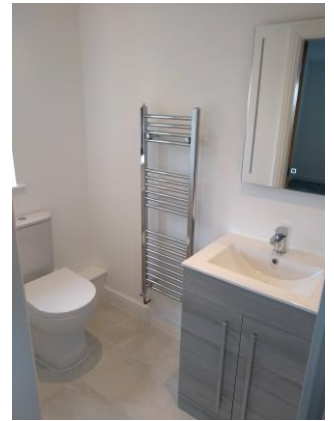
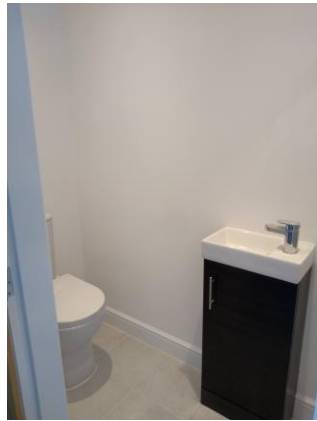
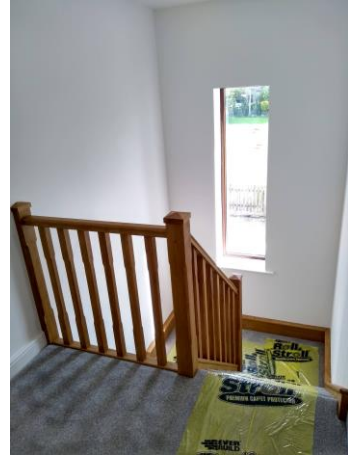
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



View from Main Road

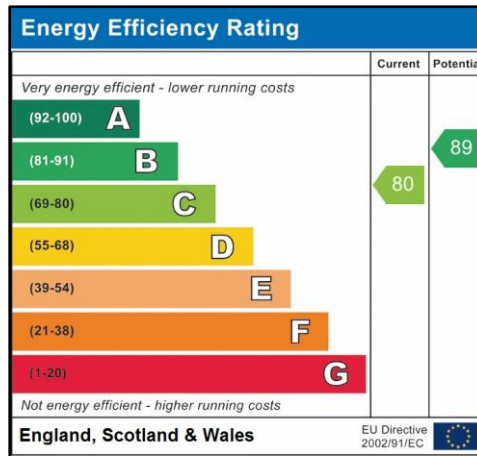




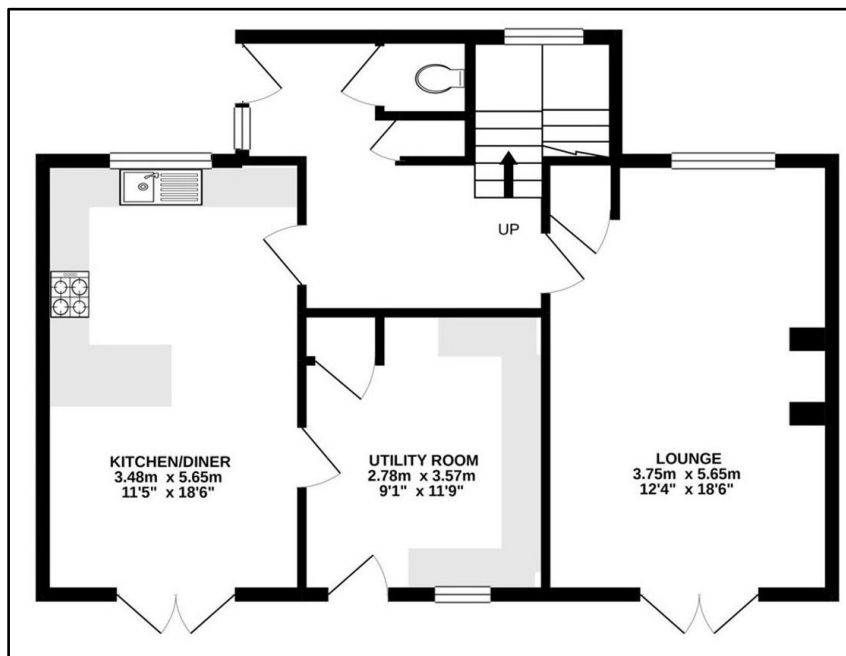


View from Bedroom 4 / Office

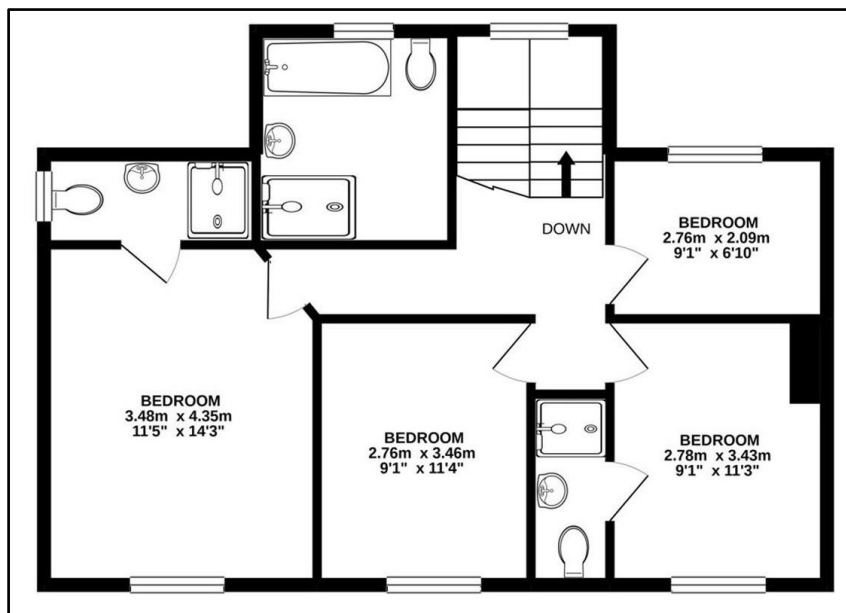
Energy Performance Certificate



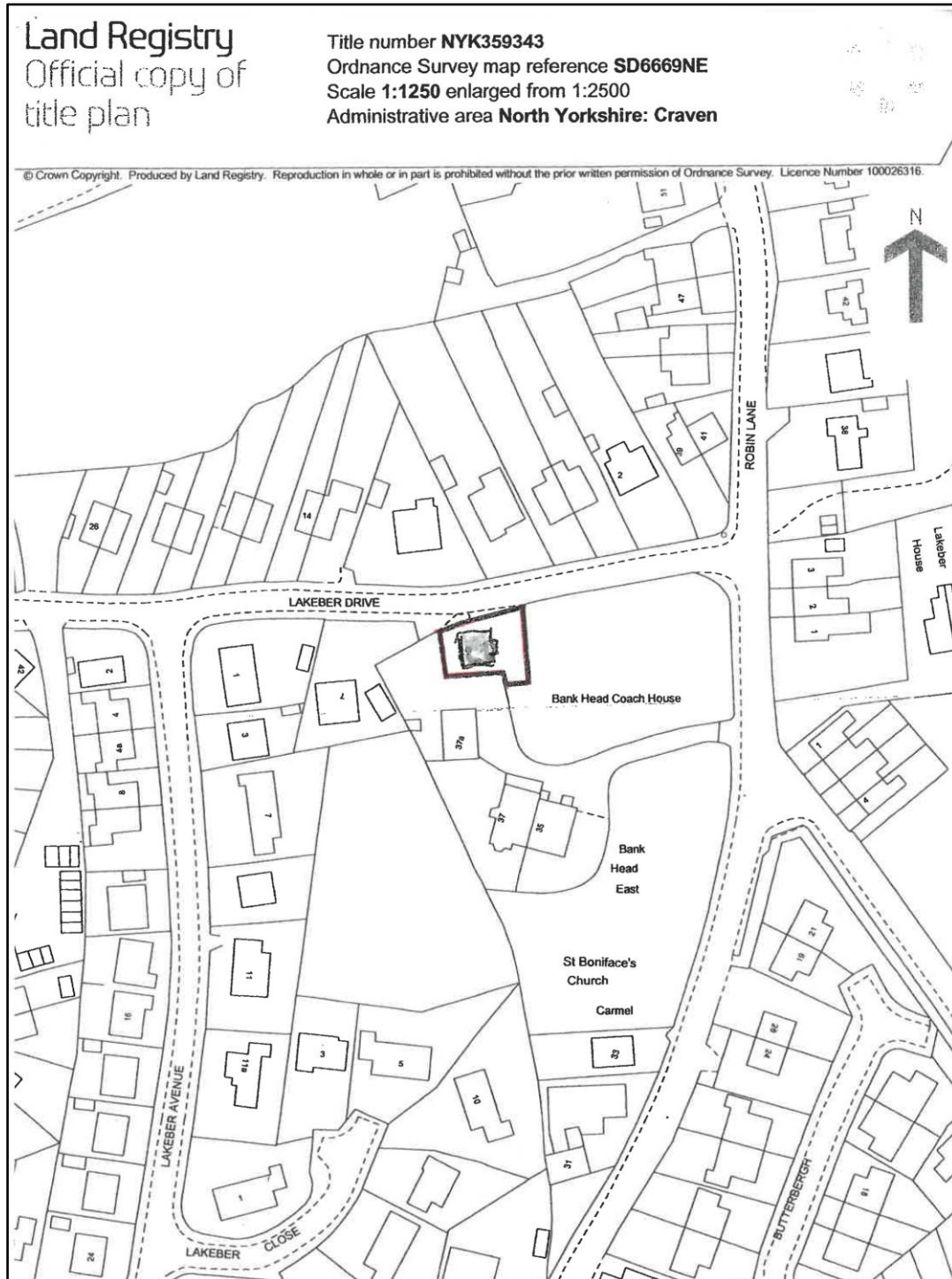
Ground Floor Plan



First Floor Plan



Boundary Plan



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