

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

INGLEDENE, 6 LAKEBER DRIVE

Price: £375,000



Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate Band E

Ingledene, 6 Lakeber Drive, High Bentham, LA2 7AD

A truly fine example of an Edwardian house dating back to 1908. Retaining many original features including, high ceilings, coving, deep skirting boards and spacious rooms. The accommodation briefly comprises: Entrance hallway, lounge, dining room, kitchen, ground floor WC, utility area and cellar. To the first floor are three double bedrooms and a shower room. To the second floor is a useful attic room currently used as a hobby room/study. Outside to the front is a small lawned area and planted section, directly below the front window is an attractive rockery. Block paved driveway providing off road parking. To the rear of the house is a large garden mainly laid to lawn. Two timber sheds, coal bunker and gravelled patio. To one side of the garden runs a stone wall with planted flower border to the other side is a timber fence/hedge also planted with a range of flowers and shrubs. Towards the bottom of the garden is an area suitable for a vegetable patch and right at the bottom of the garden is a spectacular sycamore tree providing shade and privacy.

Viewing is essential to fully appreciate the size of this family home.

Ground Floor:

Hallway:

10'7 x 10'9 (3.23m x 3.28m) Double glazed window and door to the side with leaded glass. Radiator, telephone point, ceiling coving and smoke alarm. Outside light switch and steps to the front door.

Lounge:

20'0 x 16'0 (6.10m x 4.88m) *into the Bay Window*. Feature fireplace with inset cast iron wood burning stove and tiled hearth. Double glazed bay window to the front, centre ceiling light and two wall light points. Period feature arch, ceiling coving and radiator.

2nd Reception Room / Dining Room:

21'5 x 11'2 (6.53m x 3.38m) Feature stone fireplace with inset 'coal effect' gas fire and a stone hearth. Double glazed windows and patio doors leading onto the rear garden. Newly fitted Amtico flooring, radiator, centre ceiling light, and 'arch' opening into the Kitchen.

Kitchen:

15'5 x 9'0 (4.70m x 2.74m) Having a range of wall and base units with contrasting worksurfaces and part tiled walls. Chimney breast with stone lintel over and inset gas fired 'AGA' and spotlights above. Built in original larder cupboards, space for electric oven and plumbed for dishwasher. Radiator, two double glazed windows (one frosted). and a wall light point.

Ceiling mounted 'pully maid' clothes drying racks. Door to Cellar.

Cellar:

7'1 x 9'6 (2.16m x 2.9m) At the top of the stairs is space for a fridge freezer and power point. Into the cellar is an original built in stone slab, fitted shelves, gas meter, power and light.

Utility Area:

Plumbed for washing machine, power and light. Door leading to rear garden and coat hooks. Through to WC

Ground Floor WC:

Wash hand basin with tiled splashback and low flush WC. Double glazed window to the rear, part paneled wall, towel rail and glazed window to the roof. Wall mounted electric meter and consumer unit.

First Floor:

Landing:

Split level landing with inset alcove feature at the top of the first set of stairs. Radiator, smoke alarm, telephone point and stairs leading to the Attic Room.

Main Bedroom:

15'5 x 13'3 (4.70m x 4.0m) Built in wardrobes, radiator, central ceiling light and double glazed window over looking the rear garden.

Bedroom 2:

12'0 x 12'0 (3.66m x 3.66m) Double glazed window to the front, ceiling light and radiator.

Bedroom 3:

15'0 x 8'0 (4.60m x 2.44m) Double glazed window to the side, wall mounted 'Baxi' boiler and a telephone point. Fitted desk, bookshelves and shelving.

Shower Room:

11'2 x 6'1 (3.40m x 1.85m) Three piece white suite comprising:- Low flush WC, pedestal wash hand basin and walk-in shower with fixed waterfall head and a further shower head attachment. Glass cubicle with 'aqua boarding' to the walls and ceiling. Chrome heated towel rail and a separate radiator. Fitted mirror. Double glazed window to the rear with obscured glass. Large built in airing cupboard, 3 point directional ceiling spotlights and tiled floor.

Attic:

Attic Landing:

Double doors opening into a spacious storage cupboard, power and light points.

Attic Room:

Several built in storage cupboards, two Velux windows, four ceiling spotlights and 2 radiators. Fixed bookcase and storage cupboard.

Outside:

Front Garden:

To the front corner of the driveway is a small lawned area with several mature plants and bushes. Directly at the front of the house is a rockery garden.

The driveway is block paved and this was done in November 2019 by Everest.

Rear Garden:

The rear garden is mainly laid to lawn and has been run on organic lines since at least 2002 and is managed with wildlife in mind. A stone wall runs along one side of the garden and timber fence/hedge runs along the other side. Graveled patio, two timber sheds and a raise soil area ideal for a vegetable patch is ready to go !

Coal bunker, space for recycle bins and the block paved drive extends down the side of the house through to the rear where it meets the lawn.

Concrete path leads all the way down to the bottom of the garden finishing next to the amazing sycamore tree, providing a good amount of privacy.

Two outside electric sockets, water tap and security lighting.





Services:

Mains water, electricity gas and drainage connected.

Agents:

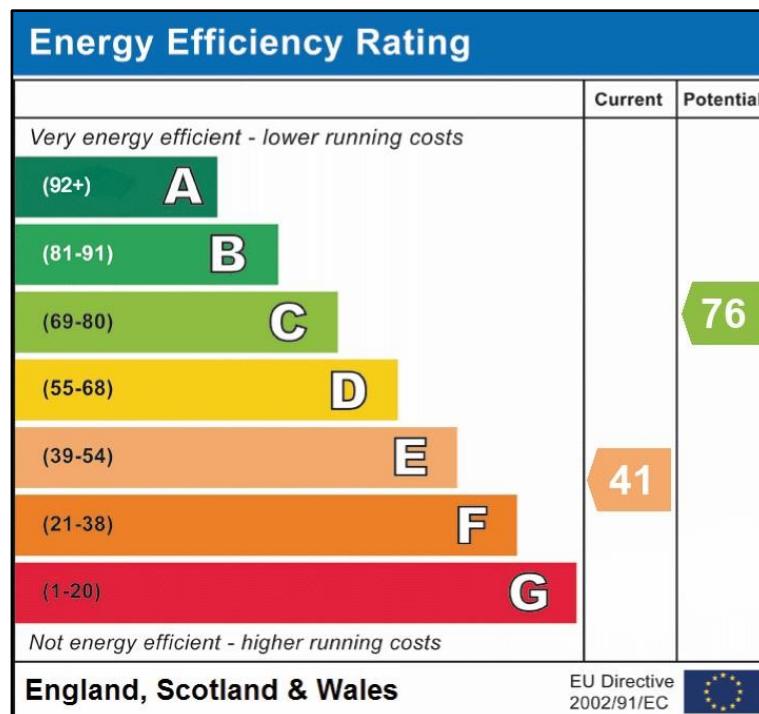
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

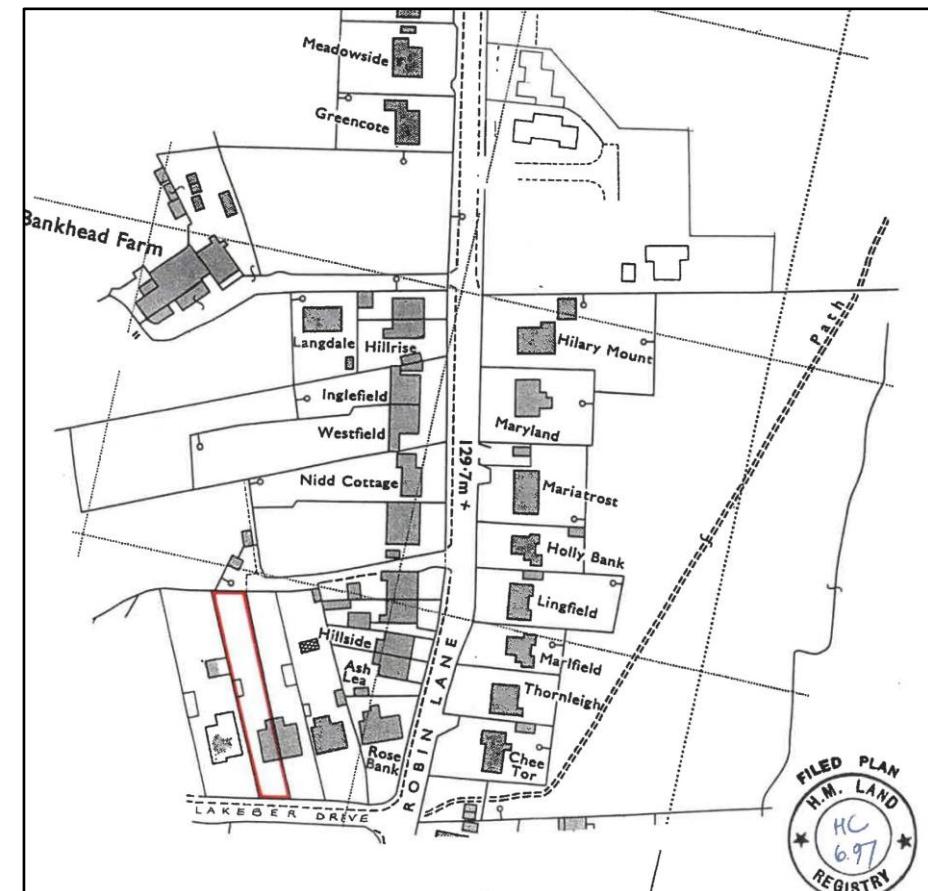
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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.

Energy Performance Certificate



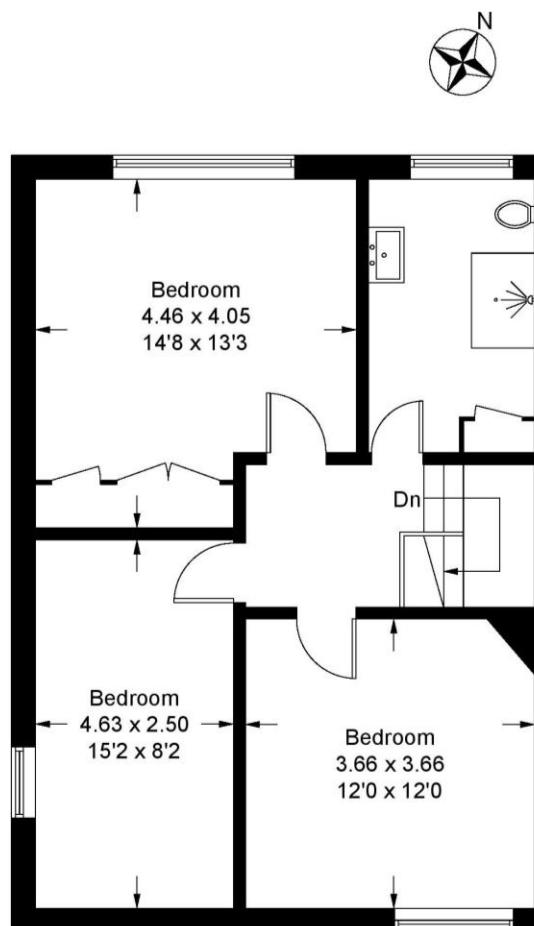
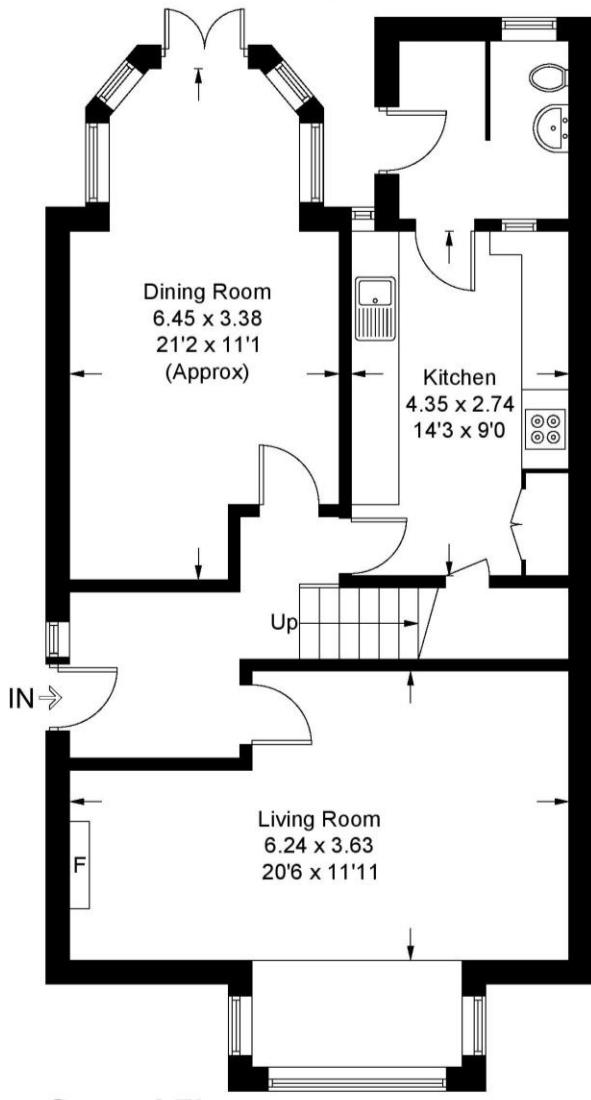
Copy Title Plan



Floor Plans

Lakeber Drive

Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1090550)



Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH

T: 01200 441351

E: sawley@rturner.co.uk



Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF

T: 015242 61444

E: bentham@rturner.co.uk



14 Moss End, Crooklands,
MILNTHORPE LA7 7NU

T: 015395 66800

E: mailto:kendal@rturner.co.uk



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