



## 4 GREENFOOT COTTAGE

Greenfoot Lane, Low Bentham, Nr Lancaster, LA2 7EQ

Price: £210,000 Region

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

A tastefully improved cosy 2 bedroomed old stone built terraced cottage in a lovely village location close to the village green, featuring gas central heating and UPVC sealed unit double glazing, a lovely open plan living kitchen area with multi-fuel stove and feature open staircase to the ground floor and 2 bedrooms and modern bathroom to the first floor.

Externally this lovely cottage enjoys a small cottage garden area to the front and a good sized lawned garden to the rear including useful outbuildings and a single garage with electric door.

Council Tax Band A

Energy Performance Certificate Band D

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

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## Accommodation Comprising

### Ground Floor:

#### **Open Plan Living Kitchen Area**

##### **Lounge Area:**

18'3 x 9'8 including stairs (5.56m x 2.95m) Multi-fuel stove, feature exposed ceiling joists, window seat, open feature dog leg staircase, wall lighs. Wood laminate flooring.

##### **Kitchen/Dining Area:**

18'6 x 8'4 (2.64m x 2.54m) Modern fitted cupboards and units incorporating 1½ bowl stainless steel single drainer sink unit with mixer tap, built in electric oven, ceramic hob with extractor hood, plumbed auto washer recess, upright fridge freezer standing recess and work surfaces with tiled splashbacks. Display recess, wood laminate flooring, 2 x centre lights, radiator, back door.

### First Floor:

#### **Landing:**

Wood laminate flooring. ***Loft access to boarded storage loft with gas combi boiler and light installed.***

#### **Bedroom 1:**

13'1 x 10'3 (3.99m x 3.12m) Low window seat, built in wardrobe cupboard, centre light, 2 x radiators.

#### **Bathroom:**

8'1 x 8'1 max (2.46m x 2.46m) max. Modern 3 piece bath suite incorporating over bath glass screened shower, vanity wash basin unit and low flush wc. Tiled splash backs, heated chrome towel ladder, tiled flooring, mini halogen down lighting.

#### **Bedroom 2:**

10'4 x 6'10 (3.15m x 2.08m) Fitted shelf, radiator, centre light.

### Outside

#### **Front:**

Lovely cottage garden area with picket gate and central graveled path.

#### **Rear:**

Paved pathway, back door, fuel bunkers, lawned garden area with mature borders, paved patio area, L-shaped part timber / part stone built workshop store 13'2 x 11'9 max (4.01m x 3.58 m)with light and power installed.

**Timber Shed currently utilized as a dog kennel.**

**Garage 21' x 9'2 (6.40m x 2.79m) with electric door and having light and power installed.**











**Services:**

Mains water, electricity, gas and drainage connected.

**Tenure:**

Freehold with vacant possession upon completion.

**Solicitors:**

My Home Move Conveyancing, 1 Frances Way, Grove Park, Enderby, Leicester, LE19 1SH  
Tel: 0345 540104

**Agents:**

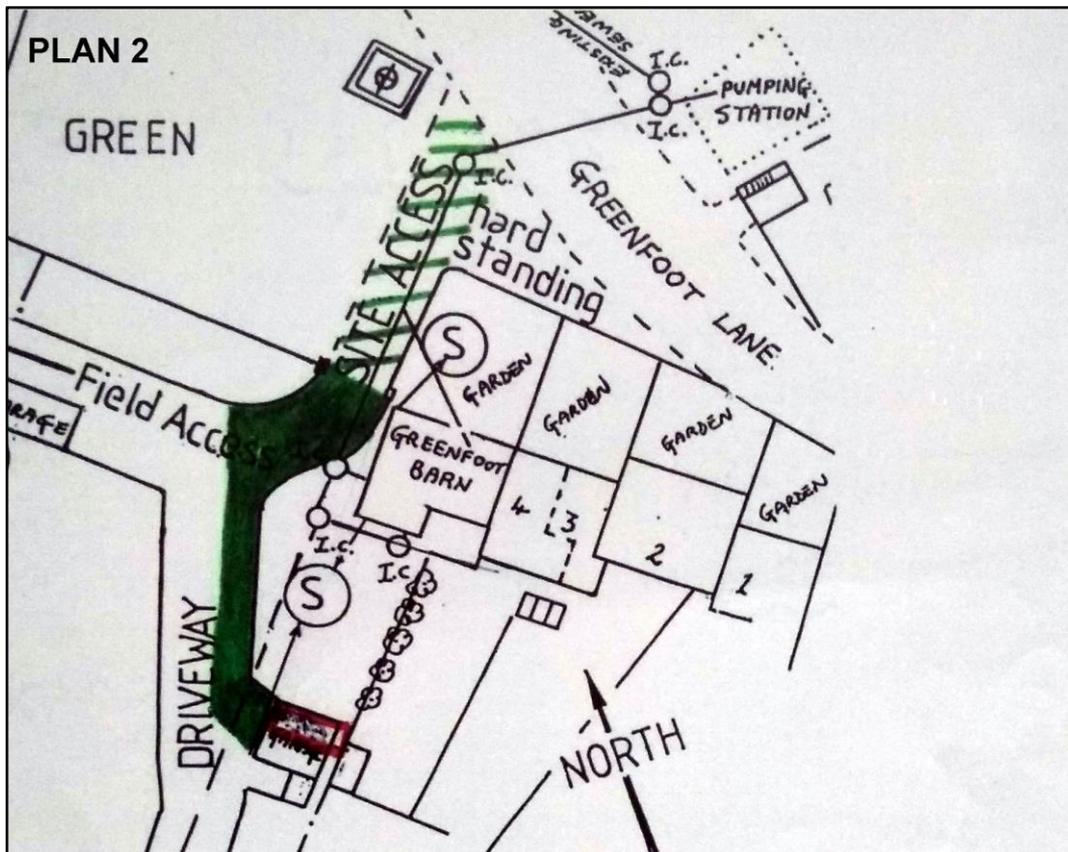
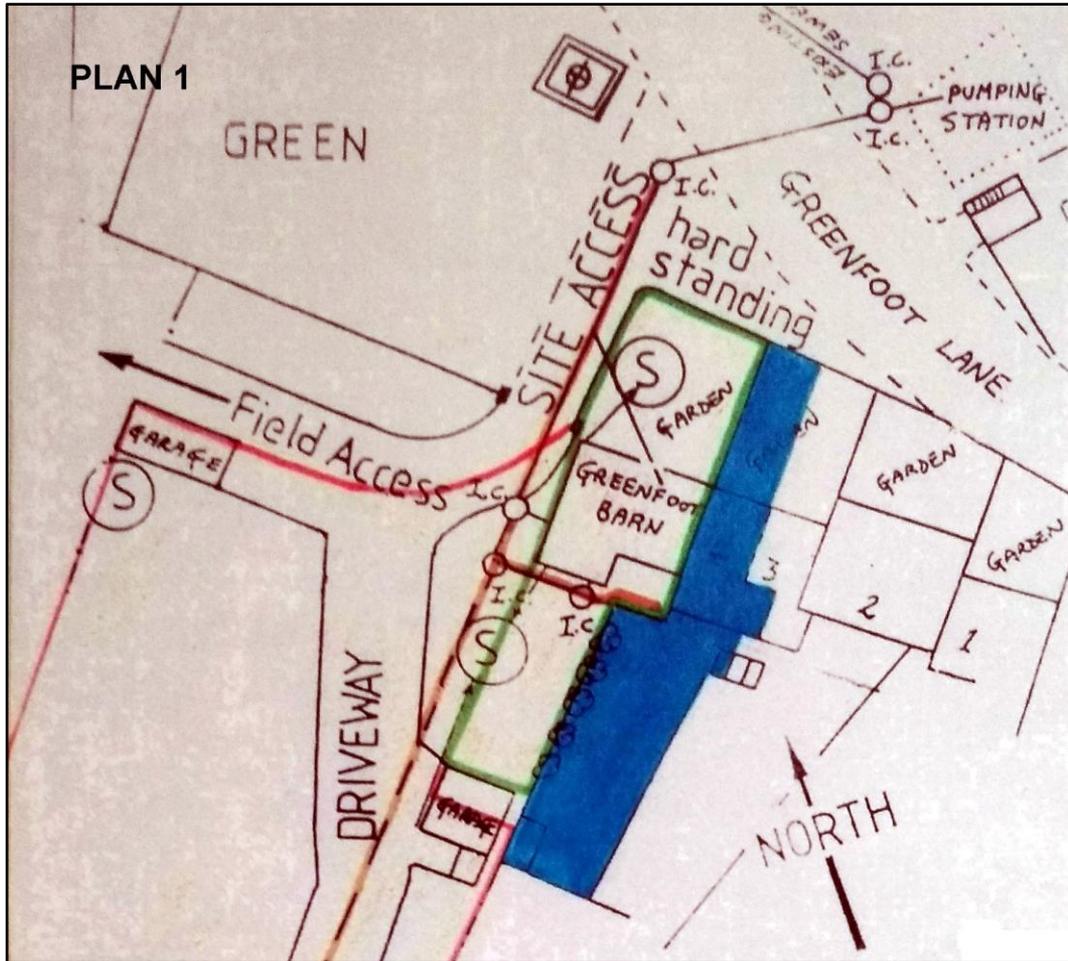
Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.  
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

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.

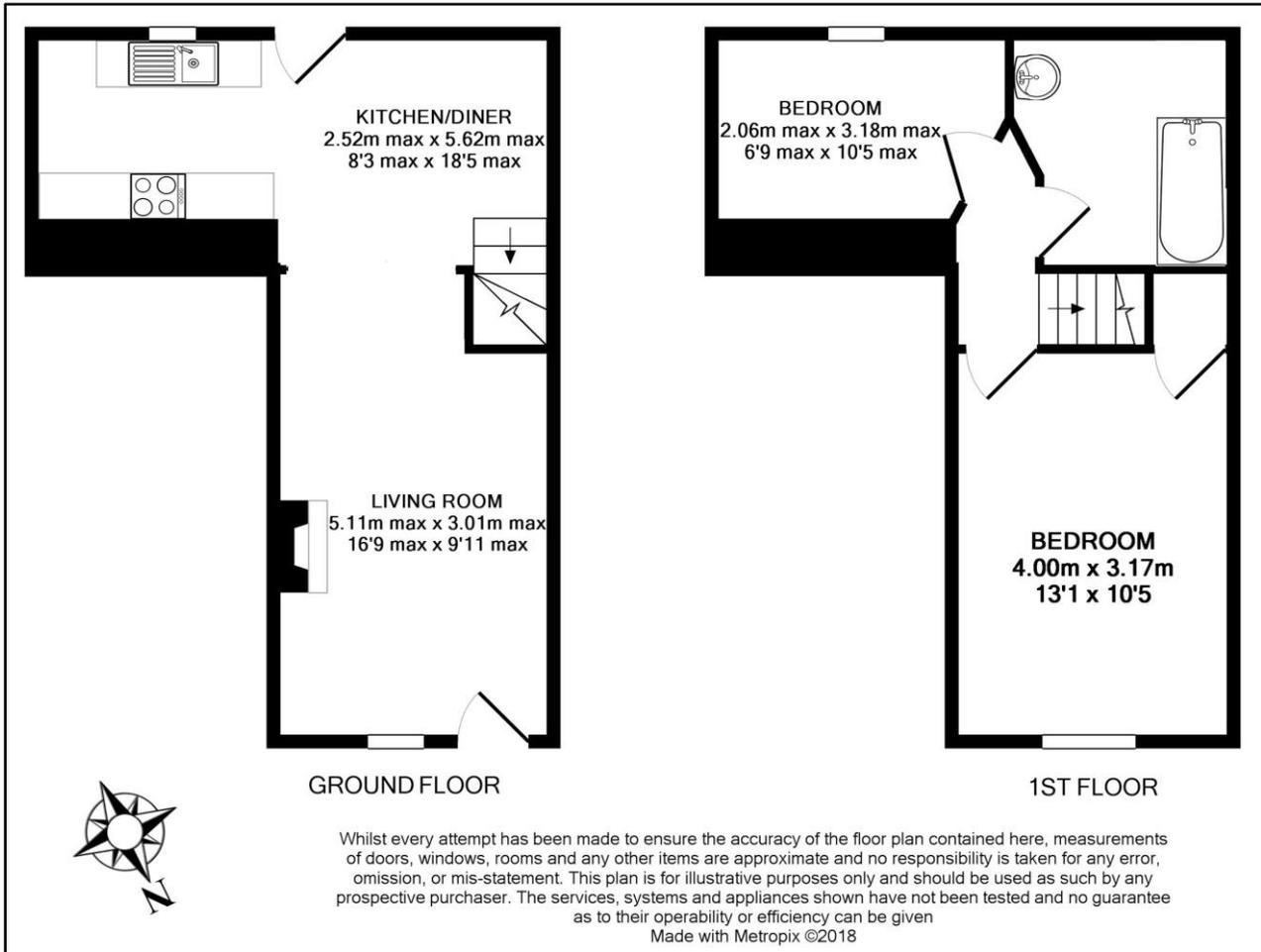
***Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation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

Copy Title / Boundary Plan

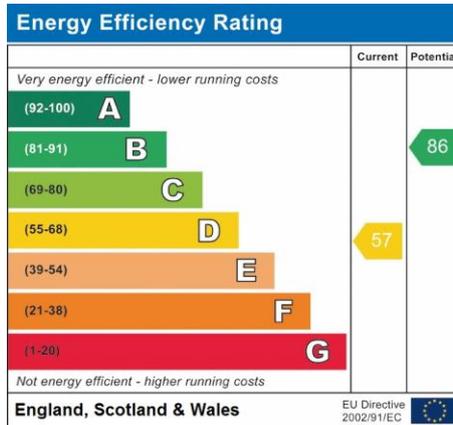
Plan 1 denotes cottage and garden in Blue, Plan 2 denotes garage in Red and right of way in Green



## Floor Plan



## Energy Performance Certificate



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