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**DRAFT**



## **Wenning Cottage**

### **29 Main Street, Low Bentham, LA2 7BZ**

**Price: £220,000 Region**

**Viewing: By prior appointment through Richard Turner & Son, Bentham Office**

An immaculately presented, thoroughly renovated, 2 bedroomed residence with additional spacious loft conversion suite, affording full UPVC sealed unit double glazing, security alarm system and gas fired central heating incorporating under-floor heating system to ground floor. Situated in the popular small rural village of Low Bentham conveniently within only 14 miles commuting distance of Lancaster and the M6.

## **Accommodation Comprising:**

### **Ground Floor:**

*(Featuring under floor heating to whole ground floor).*

#### **Dining Kitchen:**

15'8 x 12'11 inc. stairs  
(4.78m x 3.94m inc. stairs)

Open feature staircase, modern fitted cupboards and units incorporating stainless steel single drainer circular sink unit with mixer tap, built in electric double oven, ceramic hob with overhead extractor hood, integrated auto washer, dish washer, upright fridge freezer and solid wood worktops. Wood laminate flooring, dual aspect windows with fitted blinds, under stairs storage cupboard, mini halogen ceiling lighting plus ceiling dining light, smoke alarm, TV point, back door.

#### **Lounge**

15'8 x 9'5  
(4.78m x 2.87m)

Feature contemporary "hole in the wall" remote control gas fire. Wall mounted flat screen TV, mini halogen ceiling lighting, 3 windows with fitted blinds.

### **First Floor:**

#### **Landing:**

10'4 x 2'8  
(3.15m x 0.81m)

Centre light, smoke alarm.

#### **Bathroom:**

6'10 x 6'7  
(2.08m x 2.01m)

Modern 3 piece bath suite incorporating "P" bath with fitted shower and glass shower screen, chrome heated towel ladder, "Travertine" tiled wall splashback, "Travertine" tiled floor incorporating electric under floor heating. Fitted vanity mirror, fitted window blind, mini halogen ceiling lighting.

#### **Bedroom 1:**

12'8 x 9'10  
(3.86m x 3.00m)

Walk in wardrobe (12'9"x 3'1" max) with 2 x centre lights and fitted clothes rails, under-stairs cupboard housing "Worcester" gas fired combi boiler, centre light, radiator, TV point.

#### **Bedroom 2:**

9'7 x 8'5  
(2.92m x 2.57m)

Dual aspect windows with fitted blinds, 2 x centre lights, radiator, TV point.

### **2nd Floor Loft Conversion Suite:-**

#### **Loft Room 1 / Study Area:**

11'6 x 7'7  
(3.51m x 2.31m)

Exposed beam, Velux roof window, radiator, mini halogen ceiling lighting track.

#### **Loft Room 2 / Shower Room:**

8'5 x 7'7 max  
(2.57m x 2.31m max)

Shower cubicle, wc and wash basin with tiled splash backs, chrome heated towel ladder, Velux roof window, fitted vanity mirror, tiled flooring.

#### **Loft Room 3:**

15'7 x 11'6  
(4.75m x 3.51m)

Large Velux roof window plus feature arched gable window, exposed beams, mini halogen ceiling lighting track, radiator, 2 x TV points.

### **Outside:**

#### **Front:**

Pavement and roadside parking.

#### **Rear:**

Enclosed paved and concreted patio area (26' x 11' approx) *(subject to neighbour's pedestrian right of way)*. Outside tap, sensor light.









**Side Elevation**



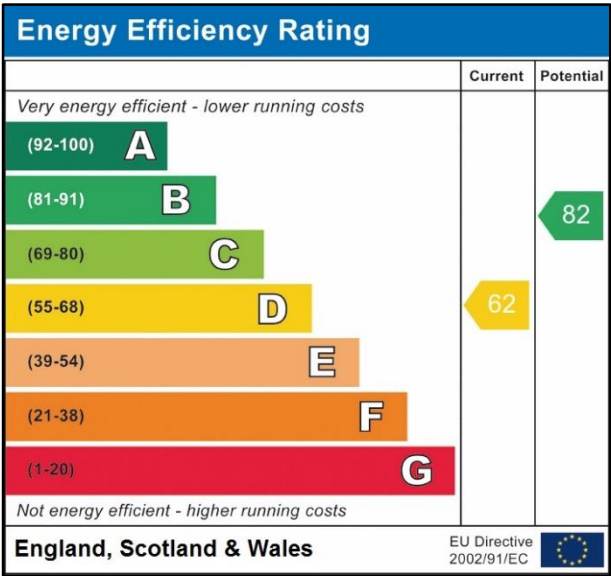
**Rear Patio Area**



**View from Bedroom Windows**



Energy Performance Certificates



Floor Plans

*Awaiting Plans*

<b>Services:</b>	Mains water, electricity, gas and drainage connected.
<b>Tenure:</b>	Freehold with vacant possession on completion.
<b>Council Tax Band:</b>	C (Verbal enquiry only)
<b>Solicitors:</b>	Oglethorpe, Sturton & Gillibrand, 17 Main Street, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AQ. Tel: 015242 71388
<b>Agents:</b>	Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
	<b>Through whom all offers and negotiations should be conducted.</b>

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.***

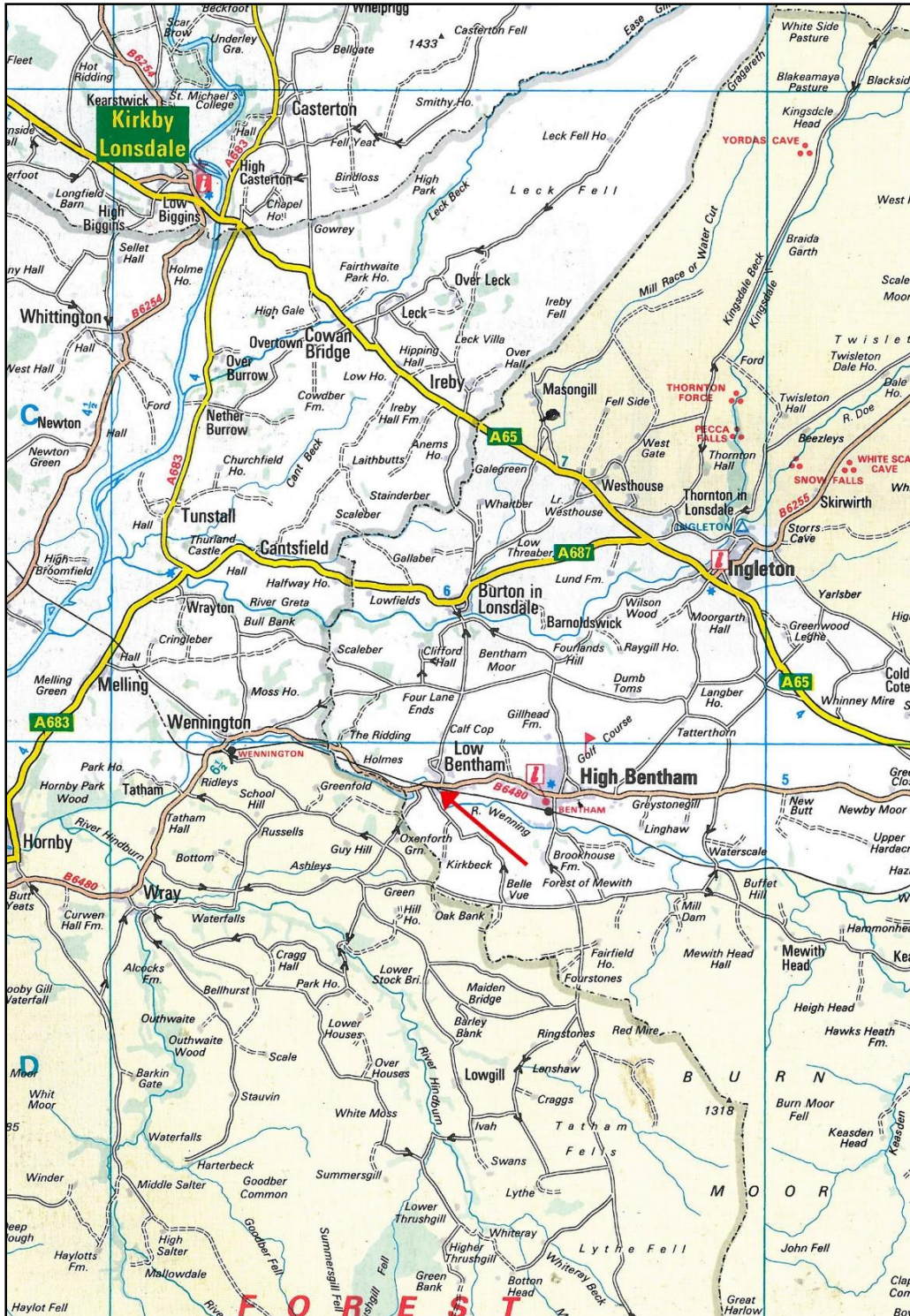


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## Location Plan



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