



No 2 THE PARK

Burton Road, Low Bentham, Nr Lancaster, LA2 7FN

Price: £525,000 Region

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

- A Truly Fabulous Circa 3 Years Old 3/4 Bedroomed Detached Family Residence.
- Ideal Central Village Location.
- Recently Sympathetically Extended.
- Bespoke Kitchen Units with Fully Integrated Appliances.
- Lovely Light and Airy Living Room with Glazed Bi-Fold Doors Opening onto an Outside Balcony.
- 3 Double Bedrooms; Main Bedroom Boasts Dressing Area and En-suite.
- Bespoke Bathroom, En-suite and Cloakroom.
- Generous Double Garage.
- Set in Generous South Facing Garden Grounds.
- Full Sealed Unit Double Glazing, Gas Central Heating and Security Alarm System Installed.

INTERNAL INSPECTION HIGHLY RECOMMENDED

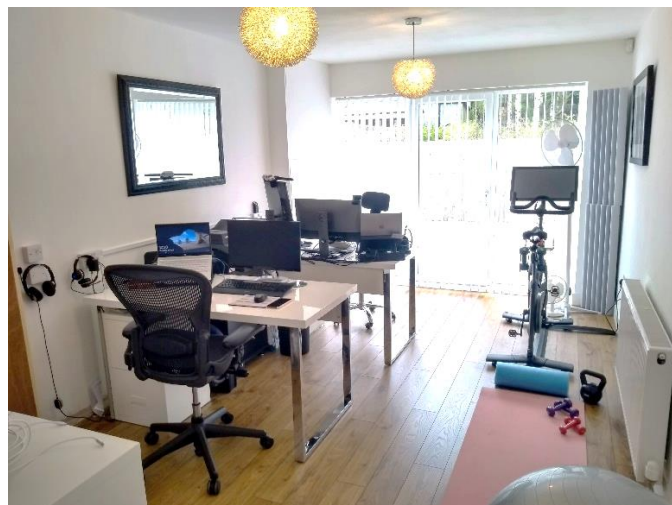
Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

A truly fabulous circa 3 years old 3/4 bedroomed detached family residence recently sympathetically extended to now provide lovely light and airy living room with glazed bi-fold doors opening onto an outside balcony, a stunning open plan kitchen/dayroom featuring bespoke units with fully integrated appliances, breakfast island and a wonderful glazed roof atrium complimented by wide bi-folding patio doors allowing natural light to pour in and letting the south facing garden appear to become a wonderful extension of the living space.



To the ground floor also there is a separate utility room, cloakroom and a good sized study/games room/ 4th Bedroom.



To the first floor there are 3 double bedrooms (main bedroom en-suite) all with “Sharps” fitted bedroom units and the main bedroom also boasts a dressing area.

The en-suite bathroom and 4 piece house bathroom are both fully tiled and bespoke fitted.



Externally the property benefits from private parking/turning area, a generous sized “proper” double garage (*built to house standards*) incorporating automatic roller shutter door, fully boarded loft area with 7 feet standing height and having light, power, security alarm system and forecourt lighting installed.



Outside:

Neat and attractive South facing garden areas extend to the side and rear and the generous overall plot is bounded along the Easterly side by a small natural stream.



Accommodation Comprising:

Ground Floor:

Reception Hall:

17'4 x 7'9
(5.28m x 2.36m)

Open feature staircase with storage cupboard under. Wood laminate flooring, 2 x centre lights, radiator, smoke alarm, telephone point.

Cloakroom:

6'3 x 3'4
(1.91m x 1.02m)

WC, wash hand basin, tiled dado, wood laminate flooring, halogen down lighting, radiator.

Living Room:

21'4 x 13'5 max
(6.50m x 4.09m max)

Being a lovely light and airy L-shaped room incorporating glazed bi-fold doors leading to attractive outside decking and seating area. Centre light, halogen down lighting, radiator, TV point, 2 x roof windows.

L-Shaped Open Plan Kitchen/ Day Room:

24'11 x 17'1 max
(7.59m x 5.21m max)

A beautiful open plan bespoke fitted kitchen with fully fitted integrated appliances and oozing an abundance of natural light via glazed bi-fold patio doors (*with fitted inset blinds*) and feature glazed roof atrium. The fitted kitchen incorporates a stainless steel sink unit, breakfast bar island with storage under and integrated appliances including fridge freezer, AEG built in double oven, feature halogen down draft induction hob and dishwasher. Wood laminate flooring, pelmet lighting, halogen down lighting, 3 x double radiators.

Utility Room:

8'10 x 6'5
(2.69m x 1.96m)

Fitted cupboards and units incorporating stainless steel circular sink with mixer tap, plumbed washer recess, freezer recess and work surfaces. Built in hot water cylinder cupboard. Wood laminate flooring, halogen down lighting, radiator, auto vent, outside door.

Side Porch:

5'9 x 3'2 approx.
(1.75m x 0.97m approx.)

With space for tumble dryer.

Study/Games Room/ 4th Bedroom:

Discreet central heating boiler cupboard, ample power points installed for office use, wood laminate flooring, 2 x centre lights, smoke alarm, telephone point, feature tilting window.

First Floor:

Landing:

15'8 x 7'8 max inc. stairs
(4.78m x 2.34m max inc. stairs)

Centre light, radiator.

Loft hatch with drop down ladder to part boarded storage loft area.

Main Bedroom 1:

15'8 x 10'3
(4.78m x 3.12m)

Dual aspect windows, 2 x radiators, TV point.

Dressing Area 7'4 x 3'9 (2.24m x 1.14 m) with "Sharps" fitted wardrobes, halogen down lighting and radiator.

En-suite shower room 7'4 x 3'10 (2.24m x 1.17 m) comprising king sized shower cubicle, wc and pedestal wash hand basin. Fully tiled walls and flooring, halogen down lighting, heated chrome towel ladder.

Bedroom 2:

11'6 x 10'5
(3.51m x 3.18m)

Dual aspect windows, built in "Sharps" wardrobes, centre light, radiator, TV point.

Bedroom 3:
11'6 x 10'5
(3.51m x 3.18m)

Built in "Sharps" wardrobes, 2 x windows, centre light, radiator, TV point.

Bathroom:
7'10 x 7'6
(2.4m x 2.3m)

Being fully tiled comprising bath, shower cubicle, wc and wash hand basin. Halogen down lighting, chrome heated towel ladder, auto vent.

Outside:

Adjoining double garage 22'3 x 19'7 (6.78m x 5.97m) (built to house standards) incorporating full width auto roller shutter door, security alarm system, light and power installed and having a hatch to fully boarded loft area with over 7' (2.13m) central head height.

Exterior forecourt halogen lighting.

Front:

The property is approached by a private graveled driveway (*shared initial approach with just one other neighboring property*) leading to good sized private graveled forecourt and turning area; neat garden area incorporating mature oak tree (subject to T.P.O.) and attractive small natural stream boundary.

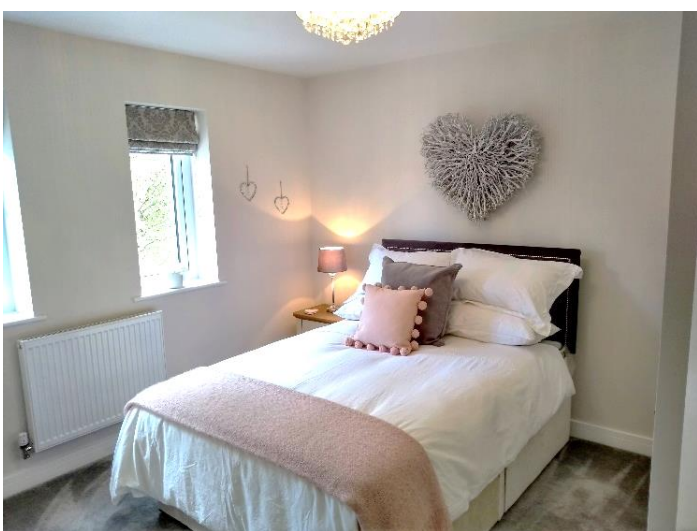
Sides:

Lawned garden areas with stream boundary; paved path and discreet wheelie bin/storage areas.

Rear:

Attractive South facing generous sized fully enclosed lawned garden area incorporating sun deck, paved patio area and herbaceous borders; mature wooded glade back drop with natural small stream boundary.









Services: Mains water, electricity, gas and drainage connected.
Full security alarm system installed including garage.
The current broadband connection is 'Open Reach'.

Tenure: Freehold with vacant possession upon completion.

Council Tax Band: 'E' (*Verbal enquiry only*).

Solicitors: Mewies Solicitors, Clifford House, Keighley Road, Skipton, BD23 2NB.
Tel: 01756 799 000.


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.

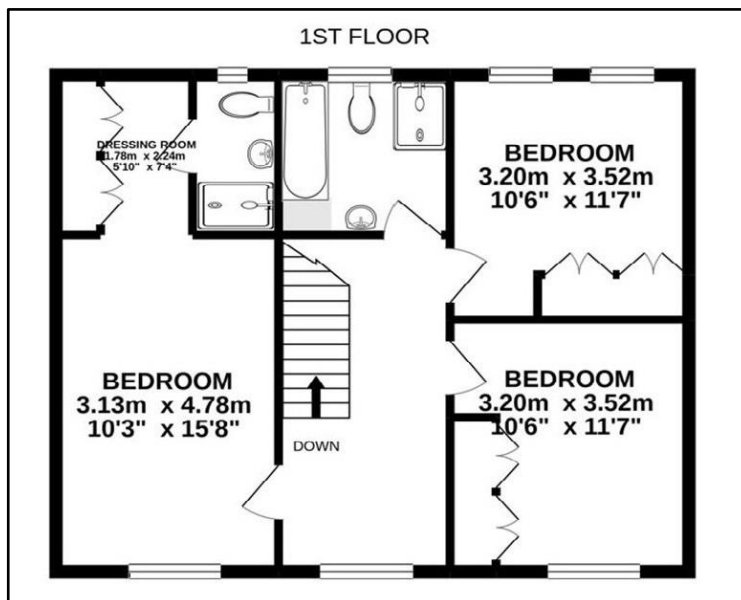
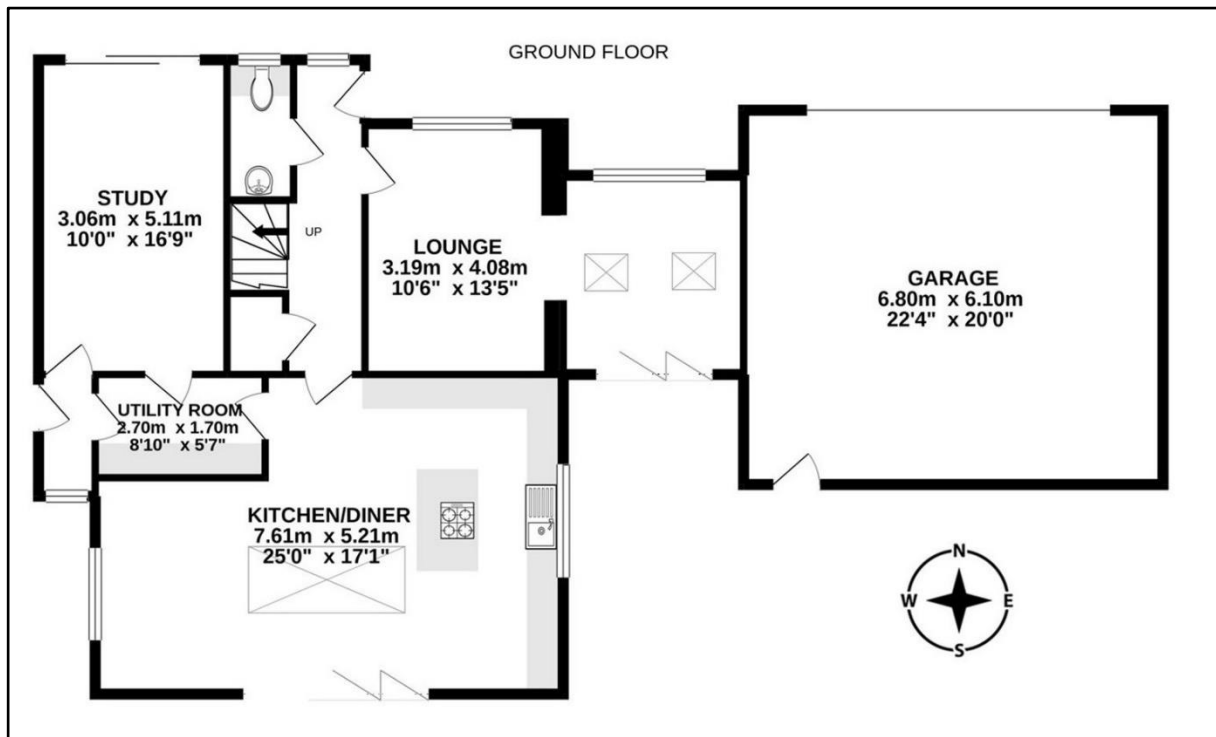
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

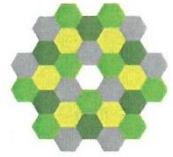
Floor Plans



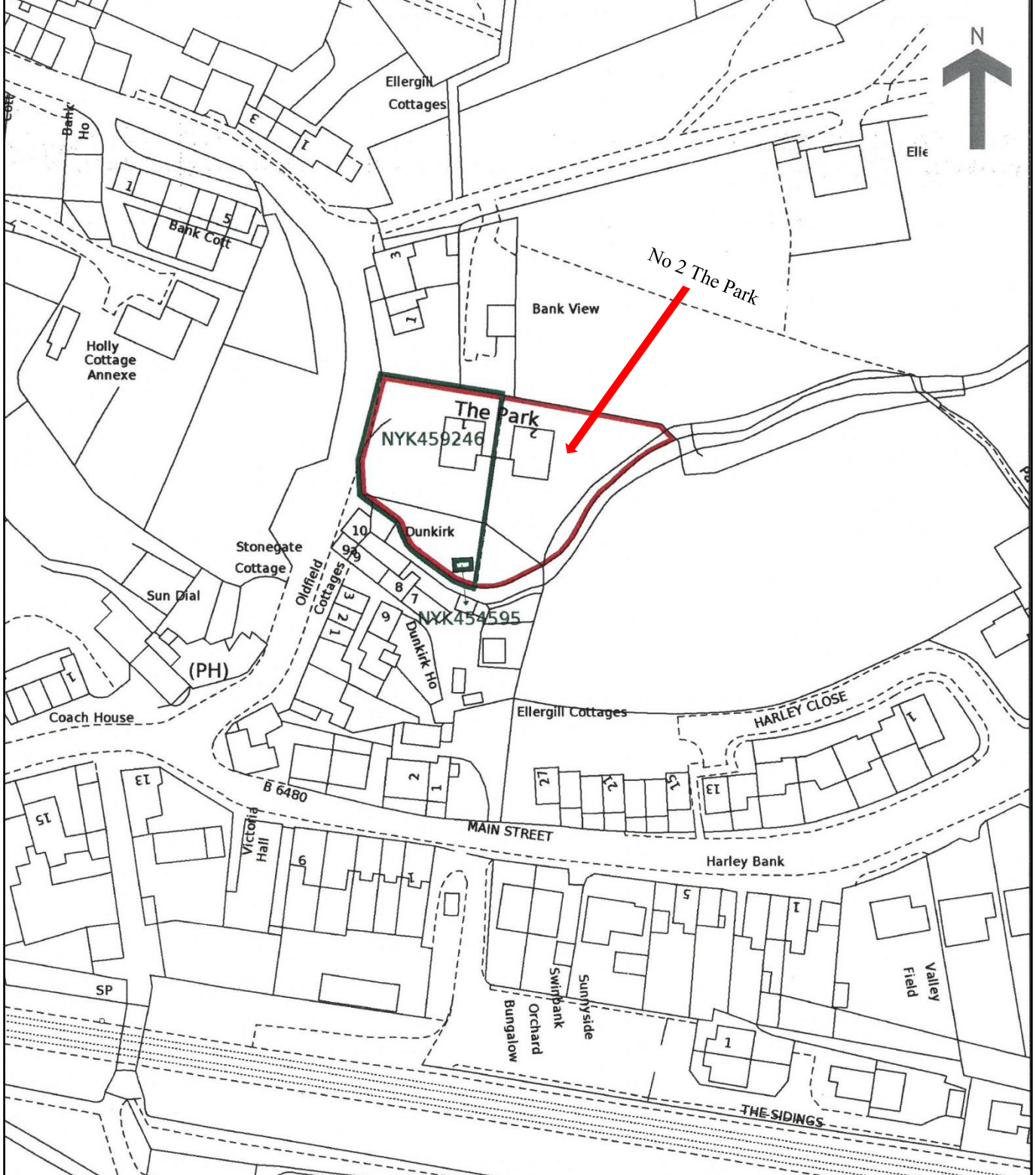
Copy Title / Boundary Plan

HM Land Registry
Official copy of
title plan

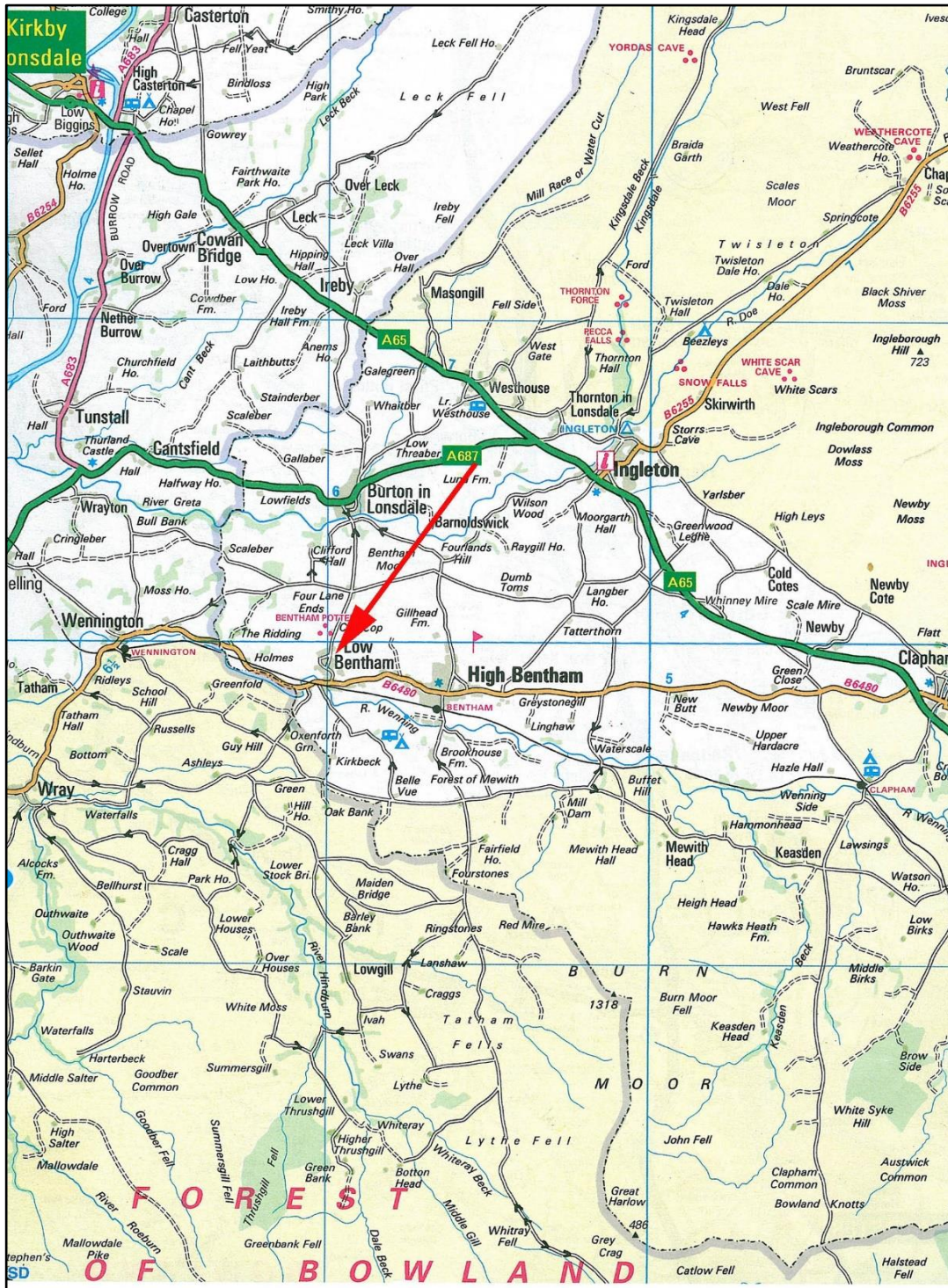
Title number **NYK439885**
Ordnance Survey map reference **SD6569SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire :**
Craven



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Location Plan



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