



61 Robin Lane, Bentham, LA2 7AG

Price Guide £295,000

Extended and improved 3 bedroom semi-detached family home on the edge of the market town of High Bentham, within easy reach of amenities, schools and open country.

Upgrades over the last few years include: ground floor extension to create family dining room and utility cloakroom; new kitchen; gas central heating boiler; internal decoration; wiring and plumbing; refurbished double garage and new driveway parking for 2 vehicles.

Within the catchment for excellent secondary options at Settle College and QES, Kirkby Lonsdale, viewing is essential in order to appreciate this ready to move into family home.

61 Robin Lane



The ground floor accommodation comprises: entrance hall with storage; huge family lounge with feature fireplace; new kitchen with integral appliances; extension with good-sized dining room, plus utility cloakroom.

On the first floor, the landing provides access to 2 generous double bedrooms, a dual aspect single and the house bathroom, along with a newly insulated loft.

Outside, there's driveway parking for 2 cars, along with garden, to the front aspect. To the rear, a pleasant low maintenance garden with lawn and patio seating area. To the side of the property, there's a useful area for bin storage which provides access to a handy under store, housing the gas central heating boiler. The refurbished double garage is located to the rear, with access rights along an adjacent drive.

High Bentham Location

High Bentham is a thriving market town with a good range of shops, bars and takeaways. There's a good primary school, surgery and train station on the Leeds/Lancaster line. The property is close to Bentham Golf Club with its superb fairway views to Ingleborough.

Within the catchment for excellent secondary options at QES, Kirkby Lonsdale and Settle College, both these market towns have Booths supermarkets and a selection of independent shops. Kendal and Lancaster are around 30 minutes in the car, with access to the M6.

Bentham is located on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, with the Yorkshire Dales, Lake District and Morecambe Bay providing great days out in stunning scenery.

Property Information

Tenure: Freehold. Council Tax Band C. All mains services with gas central heating.

Entrance Hall



Entrance hall with timber double glazed external door with stained glass relief to the front aspect. Storage cupboard with radiator. Additional storage cupboard under stairs. Stairs rising to first floor. Carpet. Radiator.

Lounge 23'3" x 10'2" (7.09m x 3.10m)



Very generous lounge with UPVC double glazed bay window to the front aspect. Feature fireplace with gas flame fire. Door and window to dining room extension. Carpet. 2 radiators.

Kitchen 12'1" x 9'3" (3.68m x 2.83m)



Kitchen with UPVC double glazed box bay window to the side aspect. Range of wall and base mounted units with complimentary worktops. Integral oven. Hob with extractor hood over. Integral fridge and freezer. Integral slim line dishwasher. Useful pantry with single glazed window to the side aspect and range of fitted shelves. Tiled flooring. Radiator.

Dining Room 8'7" x 14'6" (2.62m x 4.41m)



Part of the recent ground floor extension, a good sized family dining room with UPVC double glazed windows and French doors to the rear aspect, plus 4 skylights. Space for family dining table. Laminate flooring. Radiator.

Utility Cloakroom 8'7" x 5'0" (2.62m x 1.52m)



Utility cloakroom with UPVC double glazed window to the side aspect and skylight. Fitted worktop and shelving. Plumbing for washing machine. Space for dryer.

WC. Vanity unit with wash hand basin. Extractor. Laminate flooring. Radiator.

Landing



First floor landing with UPVC double glazed window to the side aspect. Access to fully insulated loft. Balustrade. Carpet.

Bedroom 1 13'7" x 11'7" (4.13m x 3.52m)



Generous double bedroom with UPVC double glazed bay window to the front aspect. Carpet. Radiator.

Bedroom 2 11'2" x 11'7" (3.41m x 3.52m)



Another good sized double bedroom with UPVC double glazed window to the rear aspect and countryside views. 2 built in single wardrobes. Carpet. Radiator.

Bedroom 3 8'4" x 7'10" (2.55m x 2.39m)



Dual aspect single bedroom with UPVC double glazed windows to the front and side aspects. Built in storage cupboards. Carpet. Radiator.

Bathroom 5'5" x 6'6" (1.66m x 1.98m)



House bathroom with UPVC double glazed window to the rear aspect. Bath with shower over. Wash hand basin. WC. Extractor. Built in storage cupboard. Carpet. Radiator.

Outside

Garden and driveway parking to the front aspect. Double garage and low maintenance garden to rear.

Gardens



Front garden with lawn and established borders. Low maintenance rear garden with lawn and patio seating area. Access way to side with bin storage and access to a useful under store, housing the gas central heating boiler.

Garage 17'0" x 15'7" (5.18m x 4.75m)



Refurbished solid construction double garage with 2 up and over doors to the front aspect, door to garden and 2 windows to the rear aspect.

Parking



Driveway parking for 2 cars to the front aspect.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

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FLOOR PLANS

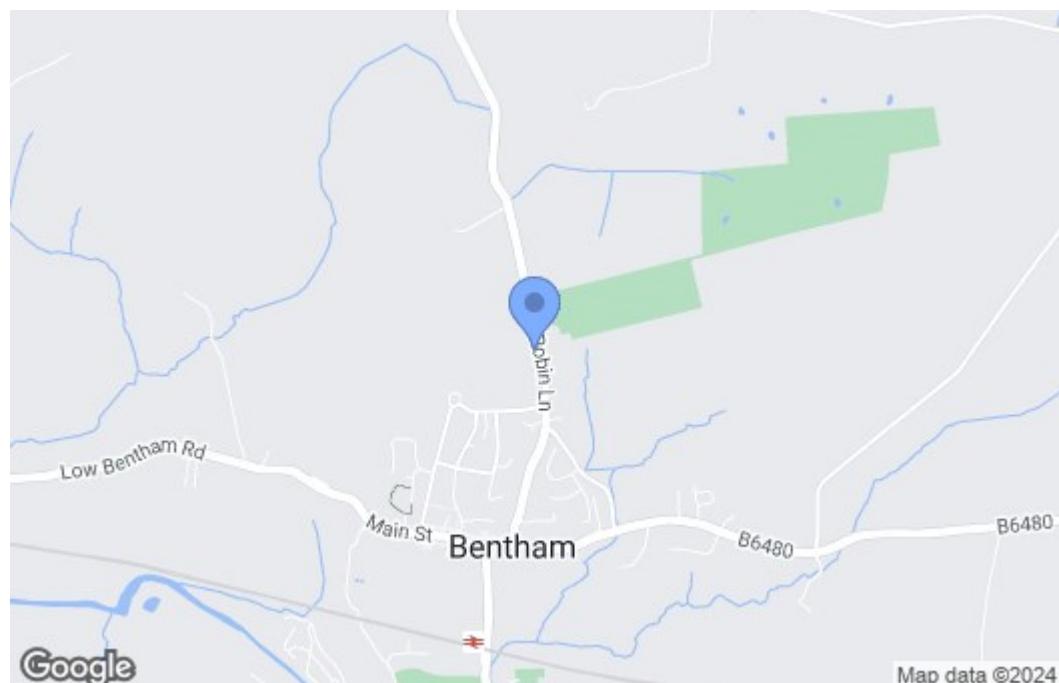
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 132.7 sq. metres (1427.9 sq. feet)
61 Robin Lane, Bentham

Area Map



Energy Efficiency Graph

