



## **11 Low Croft, Bentham, LA2 7FD**

### **Offers Over £260,000**

This fantastic, move-in ready two-bedroom end-terrace bungalow is not to be missed.

The property features a spacious sitting room, a well-appointed kitchen, two generous double bedrooms, and a modern bathroom. Outside, it benefits a large, low-maintenance garden, a garage, and off-road parking.

Perfect for early retirees, downsizers, or anyone looking for a comfortable home in a quiet location within walking distance to local amenities and easy access to the Lakes & Dales.

## Property Description

Welcome to 11 Low Croft, a modern two-bedroom end-terrace bungalow, ideally situated in a quiet residential cul-de-sac in the market town of High Bentham. This well-presented home offers a great deal of space, comfort, and practicality.

Upon entering, a welcoming hallway provides access to all rooms. The fitted kitchen benefits from a door leading directly out to the garden, while a spacious and cosy sitting room features sliding doors opening onto the south-facing garden, enhanced by a retractable awning that creates a seamless indoor-outdoor living experience, perfect for relaxing or entertaining.

The bungalow offers two generous double bedrooms and a well-appointed bathroom.

Externally, the property enjoys a good-sized, low-maintenance south-facing rear garden, along with a smaller and pleasant side garden. Additional benefits include a garage and off-road parking for one to two vehicles.

## Property Information

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Services: All mains

Broadband speed available: Up to 57 mbps

## High Bentham Location

High Bentham is a vibrant market town offering a good variety of shops, bars, and takeaways. The town benefits from a well-regarded primary school, a medical surgery, and a train station on the Leeds–Lancaster line, providing excellent connectivity.

Families can access excellent secondary education within the catchment areas of Queen Elizabeth School in Kirkby Lonsdale and Settle College. Both of these nearby market towns feature Booths supermarkets and a charming mix of independent shops.

High Bentham is conveniently located about 30 minutes by car from Kendal and Lancaster, with easy access to the M6 motorway. Situated on the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, it also offers close proximity

to the Yorkshire Dales, Lake District, and Morecambe Bay—perfect for scenic day trips and outdoor adventures.

## Ground Floor Accommodation

### Entrance Hall



Fitted carpet with hardwearing entrance matt, electric panel heater, airing cupboard housing boiler, access to all rooms, loft access, glazed door with privacy glass.

### Kitchen 11'7" x 10'9" (3.54m x 3.30m)



Tile effect flooring, radiator, range of matte grey wall and base units, 1.5 drainer sink, electric hob with extractor hood over, integrated oven, microwave, washing machine, dishwasher and fridge freezer, double glazed window and door to garden.



**Sitting Room 12'11" x 19'3" (3.95m x 5.89m)**



Large room with fitted carpet, radiator, fireplace with electric fire, double glazed sliding patio doors to garden.

**Bedroom One 12'11" x 13'0" (3.95m x 3.98m)**



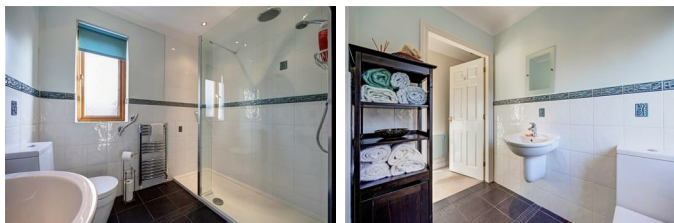
Fitted carpet, radiator, fitted wardrobes, double glazed window.

**Bedroom Two 11'7" x 9'4" (3.54m x 2.87m)**



Fitted carpet, radiator, fitted wardrobes, double glazed window.

**Shower Room 7'3" x 7'8" (2.23m x 2.36m)**



Tiled flooring with underfloor heating, heated towel rail, wash basin, toilet, wall mounted mirror, walk-in shower, extractor fan, double glazed window.

**External**

**Main Entrance**

Parking area, garage, canopy over front door and a small low-maintenance gravelled garden to the side with path, established plants and stone wall.

## Garden



Good sized fully enclosed, low-maintenance patio, electric awning over the sliding doors from the sitting room, access ramp up to kitchen door, access to garage via side door, dry stone wall and fence boundary.

## Garage & Parking



Parking for 1-2 cars and a single detached garage with light, power and water, door to garden, up and over door.

## 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of

funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

## 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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

## FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Director: M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North

Yorkshire LA2 7HJ.

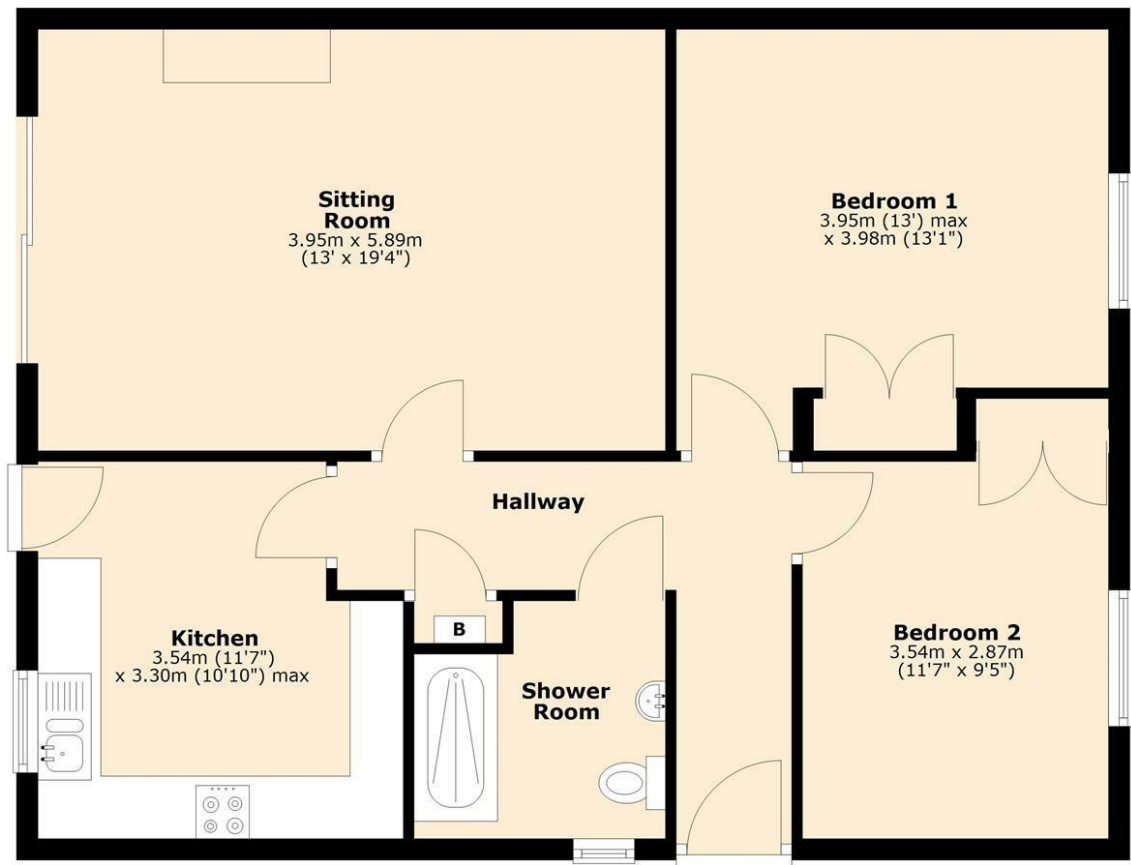
#### FLOOR PLANS

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

Floor Plan

Ground Floor

Approx. 75.6 sq. metres (814.0 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 sq. feet)

11 Low Croft, High Bentham

Area Map



Energy Efficiency Graph

