



## Greencote 67 Robin Lane

Bentham, Lancaster, LA2 7AG

**Offers In The Region Of  
£325,000**





# Greencote 67 Robin Lane

Bentham, Lancaster, LA2 7AG

## Offers In The Region Of £325,000



### DESCRIPTION

Greencote is a superb 2 or 3 bed Dormer bungalow with attached garage, benefitting from a generous plot and set back from the road, with off road parking for approximately 4 cars, front and rear gardens with views to open countryside and all within an easy walk of the market town of Bentham where there is a range of shops, cafes and facilities.

The accommodation briefly comprises of front porch leading into the hallway providing access to all ground floor rooms and the first floor, including spacious sitting room with rear porch / sunroom, reception two / bedroom three, shower room, kitchen dining room, sunroom and attached garage. On the first floor are two double bedrooms both dual aspect and with views.

Externally there is a drive providing off road parking for approximately 4 cars, front and rear lawns, trees and established plants.

### High Bentham Location

High Bentham is a thriving market town with an excellent range of amenities, these include: shops, bank, Post Office, pubs, bars, GP Surgery and grocery stores. The Co-op has recently been extended and upgraded.

The town has a train station providing connections to Leeds and Lancaster. The A65 can be easily reached and provides access to nearby market towns, including Settle and Kirkby Lonsdale, along with Skipton to the south and Kendal to the north. The M6 at Lancaster can be reached in 25 minutes by car.

High Bentham has its own modern primary school and excellent secondary education is available at Settle College and QES, Kirkby Lonsdale, with school bus services available.

On the northern edge of the Forest of Bowland Area of Outstanding Natural Beauty, the town is close to the stunning Yorkshire Dales National Park and within easy reach of the Lake District. The coast at Morecambe Bay, is a 30 minute drive.

### PROPERTY INFORMATION

Freehold. Council Tax Band E . Mains supplies. Gas central heating.

### GROUND FLOOR

### FRONT ENTRANCE PORCH

9'5" x 1'11" (2.89 x 0.60)

Spacious entrance porch. Tiled floor, sliding double glazed patio door, double glazed door to hallway.

### HALLWAY

12'7" x 5'7" (3.86 x 1.72)

Hallway leading to all ground floor rooms and staircase to first floor. Fitted carpet, radiator, staircase, under stairs cupboard.

### BEDROOM THREE / RECEPTION ROOM TWO

12'4" x 9'5" (3.76 x 2.88)

Ground floor double bedroom or second reception room. Fitted carpet, radiator, double glazed window to front, built in cupboard.

### SITTING DINING ROOM

20'4" x 11'10" (6.21 x 3.63)

Spacious open plan sitting dining room. Fitted carpet, radiators, fireplace with gas fire, double glazed windows to front and side, double glazed sliding patio door to rear porch.

### KITCHEN DINER

14'9" x 12'2" (4.52 x 3.73)

Kitchen diner. Quarry tiles, country style kitchen with range of wall and base units, 1.5 drainer sink, built in oven, hob and extractor hood, space for fridge and freezer, plumbing for washing machine, radiator, double glazed windows to back and side, door leading to garage.

### GROUND FLOOR SHOWER ROOM

5'7" x 5'6" (1.72 x 1.70)

Ground floor shower room. Vinyl flooring, radiator, double glazed window, WC, wash basin, Shower cubicle, extractor fan.

### SUNROOM

Small double glazed sunroom / conservatory attached to side of garage. Tiled floor, double glazed windows, double glazed door to back.

### FIRST FLOOR

### LANDING

Fitted carpet, staircase, double glazed Dormer window with views of Ingleborough, door to eaves store, airing cupboard housing hot water cylinder.

015242 62044

### BEDROOM ONE

14'2" x 11'9" (4.32 x 3.59)

Dual aspect double room with views to open countryside. Fitted carpet, radiator, double glazed window to gable end, double glazed Dormer window.

### BEDROOM TWO

13'9" x 9'10" (4.21 x 3.02)

Dual aspect double room with views to open countryside. Fitted carpet, radiator, double glazed window to gable end, double glazed Dormer window, cupboard.

### EAVES STORE

Useful eaves storage.

### OUTSIDE

Greencote benefits from a front and rear garden with lawns, trees and established plants. The back garden benefits from views of open countryside.

### GARAGE

19'5" x 12'3" (5.94 x 3.75)

Single attached garage. Concrete floor, light and power, double glazed windows to rear and side, wooden up and over door.

### PARKING

The drive provides ample parking for approximately 4 cars.

### 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.

### 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: Barclays Bank Chambers, 18 North End, Bedale, North Yorkshire DL8 1AB. Company Director: D. Spratt

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.





Road Map



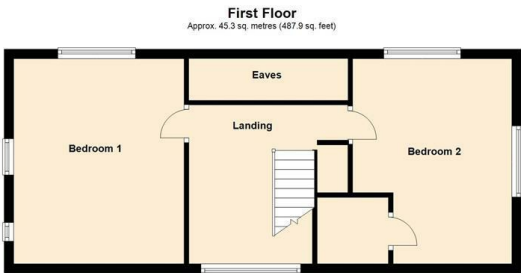
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 141.6 sq. metres (1524.6 sq. feet)  
Greencote, 67 Robin Lane, Bentham

Viewing

Please contact us on 015242 62044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

