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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rings Nook, Burnley Road, Loveclough, BB4 8RE

£775,000

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME WITH AN ACRE OF GARDEN SPACE.

Formerly two semi-detached properties and having been lovingly made into an enviable, spacious abode, Rings Nook is a four bedroom, detached family home that flows internally with versatile living solutions fit for a growing family looking for their dream forever home. All bedrooms are double and two benefit from en suite facilities. The property is perfect for entertaining children and hosting family and friends with a superb family room with bi-folding doors overlooking the rear garden commanding approximately 1 acre in size that is mostly lawned with an orchard and vegetable garden, greenhouse, and paved patio and surrounded by countryside.

The property comprises briefly, to the ground floor: entrance to the entrance hall with doors to a downstairs WC, cloak storage and into the main hallway. The main hallway has a bespoke curved staircase leading to the first floor galleried landing, and doors providing access to a study, reception room and a stylish kitchen/dining room. The kitchen/dining room benefits from an AGA range cooker and has access to a utility room and a gorgeous family room. The utility room provides access to the rear garden and an additional downstairs WC. The family room, also accessible from the reception room, is filled with an abundance of natural light and has bi-folding doors to the generous rear garden. To the first floor is a landing with doors leading to the family bathroom and four double bedrooms. Two of the bedrooms benefit from en suite shower rooms. The front of the property has a cobbled driveway providing off-road parking for numerous vehicles leading to a detached triple garage.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagent

Rings Nook, Burnley Road, Loveclough, BB4 8RE

£775,000



- Exceptional Detached Property
- Spacious Reception Rooms & Home Office
- Ample Off Road Parking
- EPC Rating: D
- Four Spacious Bedrooms
- Two En Suite Facilities
- Workshop & Triple Garage
- Contemporary Open Plan Dining Kitchen
- Approx 1 Acre Garden
- Freehold, Council Tax Band E

Ground Floor

Entrance Hall

8'10 x 6' (2.69m x 1.83m)

Bespoke hardwood entrance door, UPVC double glazed window, central heating radiator, Karndean tiled flooring, doors to WC and cloakroom and double doors to the hallway.

WC

7' x 5'5" (2.13m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, enclosed Worcester boiler and Karndean tiled flooring.

Hallway

11'4 x 10'1" (3.45m x 3.07m)

Central heating radiator, vaulted ceiling, spotlights, Karndean tiled flooring, sweeping staircase to the first floor, understairs storage and doors to office, kitchen and reception room one.

Office

11'6 x 5'9" (3.51m x 1.75m)

A fantastic space perfect for home working with UPVC double glazed window and central heating radiator.

Reception Room One

16'5 x 10'11" (5.00m x 3.33m)

A spacious yet cosy room with UPVC double glazed window, two central heating radiators, wall mounted fire, television point and double doors to the family room.

Kitchen

22'10 x 16'4" (6.96m x 4.98m)

A contemporary fitted kitchen with high end solid walnut units with silestone worktops, Aga range cooker, integrated microwave combination oven, stainless steel one and a half bowl sink with mixer tap, integrated dishwasher, space for American fridge freezer, two UPVC double glazed windows, central heating radiator, spotlights, Karndean tiled flooring, ample space for dining with a fitted round table and doors to utility and family room.

Utility Room

8'7 x 6'9" (2.62m x 2.06m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite surfaces, stainless steel inset sink with draining ridges and mixer tap, plumbing for washing machine, space for dryer, spotlights, Karndean tiled flooring, door to WC and UPVC double glazed door to the rear.

WC

6'11 x 2'10" (2.11m x 0.86m)

Dual flush WC, wall mounted wash basin and Karndean tiled flooring.

Family Room

21'3 x 12'5" (6.48m x 3.78m)

Accessed from both the lounge and the kitchen this is the hub of the home with space for living and dining and fantastic bi-folding doors leading out to the paved patio to the rear of the property. Two UPVC double glazed windows, two Velux windows, two central heating radiators, two television points and Karndean tiled flooring.

First Floor

Galleried Landing

11' x 10'1" (3.35m x 3.07m)

Central heating radiator, sky tunnel and doors to bathroom and four bedrooms.

Bedroom One

16'5 x 12' (5.00m x 3.66m)

An outstanding primary bedroom with two UPVC double glazed windows, central heating radiator and door to the en suite.

En Suite

7'8 x 6'9" (2.34m x 2.06m)

UPVC double glazed frosted window, central heating towel rail, modern Vileroy & Boch bathroom suite comprising: WC, wall mounted wash basin, walk in direct feed shower unit, tiled elevations, illuminated & heated mirror, extractor fan, spotlights and tiled flooring with underfloor heating.

Bedroom Two

10'5 x 9'2" (3.18m x 2.79m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite

6'11 x 5'8" (2.11m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, corner direct feed shower unit, part tiled elevations, spotlights and Karndean tiled flooring.

Bedroom Three

16'5 x 10'3" (5.00m x 3.12m)

Two UPVC double glazed windows and two central heating radiators.

Bedroom Four

16'5 x 8'4" (5.00m x 2.54m)

Two UPVC double glazed windows and two central heating radiators.

Bathroom

11' x 5'9" (3.35m x 1.75m)

UPVC double glazed frosted window, central heating towel rail, WC, two vanity top wash basins, bidet, double panelled bath, spotlights, extractor fan and Karndean tiled flooring.

External

Front

Cobbles driveway providing off road parking for numerous vehicles and a detached garage which is split into two sections (16'8 x 14'5) & (16'8 x 8').

Rear

Approx. 1 acre of laid to lawn gardens with paved patio, timber shed, greenhouse, vegetable gardens and fruit trees.

