



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	

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## Gincroft Lane, Edenfield, BL0 0JW

### Offers Over £400,000

A BEAUTIFUL FOUR BEDROOM FAMILY HOME

Nestled in the tranquil surroundings of Gincroft Lane, Edenfield, this stunning four-bedroom semi-detached family home offers a perfect blend of comfort and countryside charm. The property is ideally situated in a peaceful semi-rural location, providing picturesque views of the surrounding landscape, making it an idyllic retreat for those seeking a serene lifestyle.

Upon entering, you will find two spacious reception rooms that provide ample space for family gatherings and entertaining guests. Each of the four well-proportioned bedrooms offers a comfortable sanctuary for rest and relaxation, ensuring that every family member has their own personal space. The highlight of the home is the beautifully designed open plan kitchen/family room which features bi-folding doors leading out to views of the open fields beyond.

The rear garden is a true gem, generously sized and bathed in sunlight, it backs onto open fields, creating a perfect outdoor haven for children to play and for family barbecues during the warmer months. This outdoor space is ideal for those who appreciate nature and wish to enjoy the beauty of the countryside right at their doorstep.

This property is perfect for a growing family in search of their dream home, offering both comfort and a sense of community in a picturesque setting. With its charming features and ample living space, this semi-detached house is a wonderful opportunity not to be missed.

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# Gincroft Lane, Edenfield, BL0 0JW

## Offers Over £400,000

 4  1  2  C

- Exquisite Semi Detached Property
- Stunning Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Fantastic Open Views to Rear
- Council Tax Band D

### Ground Floor

#### Entrance Vestibule

6'5 x 3'0 (1.96m x 0.91m)

Composite double glazed frosted front door, coving, tiled flooring, doors leading to store and hall.

#### Store

3'9 x 3'3 (1.14m x 0.99m )

UPVC double glazed frosted window, wall mounted boiler and tiled flooring.

#### Hall

15'5 x 6'4 (4.70m x 1.93m )

Central heating radiator, coving, smoke detector, tiled flooring, doors leading to WC, reception room one, kitchen/dining area, understairs storage and stairs to first floor. '

#### WC

6'8 x 2'7 (2.03m x 0.79m)

UPVC double glazed frosted window, central heated towel rail, coving, low basin WC, vanity top wash basin with mixer tap, tiled splashback and tiled flooring.

#### Reception Room One

12'11 x 11'11 (3.94m x 3.63m)

UPVC double glazed box window, central heating radiator, coving, television point, cast iron log burner and solid wood flooring.

#### Kitchen/Dining Area

18'7 x 12'10 (5.66m x 3.91m)

Two UPVC double glazed frosted windows, central heating radiator, range of wall and base units with marble effect work surfaces, tiled splashback, central island with breakfast bar, double ceramic sink with Quooker instant boiling tap, integrated high rise double Neff oven and microwave, four ring induction hob, integrated dishwasher, space for American-style fridge freezer, Karndeian flooring, door to utility and open access to reception room two.

#### Reception Room Two

11'5 x 8'7 (3.48m x 2.62m)

Central heating radiator, television point, Karndeian flooring and bi-folding doors to rear.

#### Utility

8'8 x 5'1 (2.64m x 1.55m)

Central heating radiator, range of high gloss wall and base units with wood effect work surfaces and upstands, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed door and window to rear.

### First Floor

#### Landing

UPVC double glazed frosted window, smoke detector, coving, doors leading to four bedrooms and family bathroom.

### Bedroom One

19'5 x 8'7 (5.92m x 2.62m)

UPVC double glazed window, central heating radiator, coving, television point and fitted wardrobe.

### Bedroom Two

11'0 x 10'9 (3.35m x 3.28m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

### Bedroom Three

11'10 x 6'5 (3.61m x 1.96m )

UPVC double glazed window, central heating radiator and coving.

### Bedroom Four

9'8 x 8'8 (2.95m x 2.64m )

UPVC double glazed window and central heating radiator.

### Bathroom

9'1 x 6'4 (2.77m x 1.93m )

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, low basin WC, freestanding double roltop ball and clawfoot bath with mixer tap and rinse head, direct feed shower enclosed, spotlights, partially tiled elevations and wood effect flooring.

### External

#### Rear

Wraparound garden with laid to lawn, flag stone paved patio, timber shed and brick built coal store.

#### Front

Garden with gravel chippings, steps to entrance, off road parking and includes a garage situated on Gincroft Lane.



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