



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      |           |
| (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.

## Lingmoor Drive, Burnley, BB12 8UY

### Offers Over £299,950

#### THE IDEAL FAMILY HOME

Welcome to Lingmoor Drive, Burnley - a charming location for this spacious detached four-bedroom family home. Situated in the sought-after Ightenhill area, this property offers a tranquil retreat on a quiet cul-de-sac.

Boasting two reception rooms and two bathrooms, this house provides ample space for comfortable living. The layout is ideal for a growing family, offering room to relax, entertain, and enjoy quality time together.

One of the standout features of this property is its potential. With four bedrooms, there is plenty of space to create personalised living areas or home offices. The blank canvas this house presents allows you to tailor the space to your unique tastes and requirements.

Conveniently located near the M65, this home provides easy access to major commuter routes, making it perfect for those who need to travel for work or leisure. Whether you're heading to the office or exploring the beautiful surroundings of Burnley, this property offers a great starting point for your daily adventures.

Don't miss out on the opportunity to make this house your own and create a warm and welcoming family haven in this lovely corner of Burnley.

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# Lingmoor Drive, Burnley, BB12 8UY

## Offers Over £299,950



- Tenure Freehold
- Council Tax Band D
- EPC Rating C
- Off Road Parking With Access To Garage
- Detached Property Bursting With Potential
- Four Bedrooms And Two Bathrooms
- Viewing essential
- Ideal Family Home
- Enviably Laid To Lawn Garden Space
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Hard wood door to hall.

#### Hall

10'5 x 7'10 (3.18m x 2.39m)

Central heating radiator, coving, stairs to first floor, doors to reception room, kitchen, WC and garage.

#### Kitchen

12'2 x 8'6 (3.71m x 2.59m)

UPVC double glazed window, range of wall and base units, oven and grill in a high rise unit, four ring gas hob, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, tiled floor and UPVC double glazed frosted door to side elevation.

#### WC

3'11 x 3'3 (1.19m x 0.99m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, wall mounted wash basin and tiled floor.

#### Garage

16'10 x 7'8 (5.13m x 2.34m)

Up and over door and wall mounted Baxi boiler.

#### Reception Room One

15'10 x 13'2 (4.83m x 4.01m)

Leaded double glazed window, central heating radiator, coving, living flame gas fire with marble hearth, surround and mantel, two doors to reception room two.

#### Reception Room Two

11'4 x 8'6 (3.45m x 2.59m)

Central heating radiator, coving, UPVC double glazed sliding door to rear and wood effect flooring.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to four bedrooms, bathroom and linen cupboard.

#### Bedroom One

13'3 x 10'3 (4.04m x 3.12m)

Leaded double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

7'5 x 4'1 (2.26m x 1.24m)

Leaded double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, direct feed shower enclosure and part tiled elevation.

#### Bedroom Two

11'4 x 10'3 (3.45m x 3.12m)

Leaded double glazed window and central heating radiator.

#### Bedroom Three

10'1 x 9'3 (3.07m x 2.82m)

Leaded double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Four

7'9 x 7'4 (2.36m x 2.24m)

UPVC double glazed window, central heating radiator and wood floor.

#### Bathroom

7'3 x 7'11 (2.21m x 2.41m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, panelled bath and part tiled elevation.

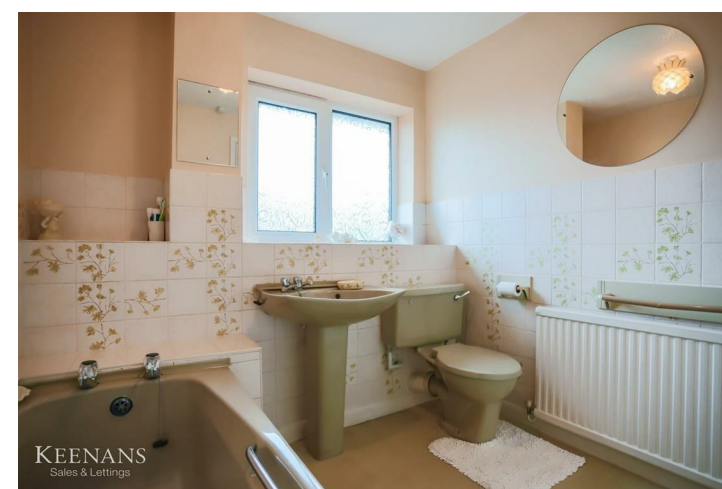
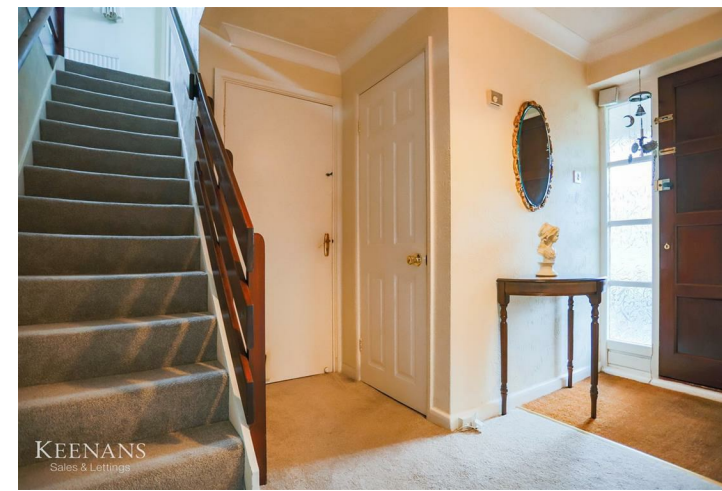
#### External

#### Rear

Paved patio, laid to lawn garden and bedding areas.

#### Front

Laid to lawn garden with bedding areas, driveway for off road parking and garage.



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