



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

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Lob Common Lane, Colne, BB8 7BF

£365,000

AN EXCEPTIONAL FAMILY HOME ON AN IMPRESSIVE PLOT

Offering spacious rooms, enviable countryside views and modern fixtures and fittings, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Colne on a popular estate. With added garage, two bathrooms and open plan kitchen diner, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Barnoldswick, Skipton and major motorway links. Having been presented and maintained to the highest standard throughout with immaculate presentation and an abundance of indoor and outdoor space, this property is the perfect family home truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads on to a utility room. The utility room provides access on to a WC. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, bedding and Indian stone paved areas. To the front there is a laid to lawn garden with a double driveway and access to the garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Lob Common Lane, Colne, BB8 7BF

£365,000

4 2 1 B

- Detached Property
 - Fitted Kitchen With Range Of Appliances And Separate Utility Room
 - Off Road Parking And Garage
 - EPC Rating: B
- Four Generous Bedrooms
 - Neutrally Decorated Throughout
 - Freehold
- Two Bathroom
 - Enclosed Rear Garden
 - Council Tax Band: D

Ground Floor

Hall

14'1 x 6 (4.29m x 1.83m)

Composite double glazed frosted door to hall, central heating radiator, smoke alarm, under stairs storage, stairs to first floor and doors to reception room and kitchen.

Reception Room

16'4 x 10'4 (4.98m x 3.15m)

UPVC double glazed box window, central heating radiator and TV point.

Kitchen

20'2 x 9'2 (6.15m x 2.79m)

UPVC double glazed window, two central heating radiators, smoke alarm, range of wall and base units, granite effect worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, wood effect lino flooring, door to utility room and UPVC double glazed French doors to rear.

Utility Room

5'10 x 5'1 (1.78m x 1.55m)

Central heating radiator, granite effect worktops, plumbing for washing machine, space for dryer, Worcester boiler, extractor fan, wood effect lino flooring, door to WC and composite double glazed frosted door to rear.

WC

5'1 x 2'11 (1.55m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap and wood effect lino flooring.

First Floor

Landing

9'9 x 5'3 (2.97m x 1.60m)

Central heating radiator, loft access, smoke alarm, storage cupboard and doors to four bedrooms and bathroom.

Bedroom One

13'3 x 12'4 (4.04m x 3.76m)

UPVC double glazed window, central heating radiator, TV point, fitted wardrobes and door to en suite.

En Suite

5'11 x 5'7 (1.80m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, extractor fan, tiled elevation and wood effect lino flooring.

Bedroom Two

12'4 x 8'7 (3.76m x 2.62m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Three

10' x 9'10 (3.05m x 3.00m)

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

Bedroom Four

8'7 x 8'4 (2.62m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, extractor fan, tiled elevation and wood effect lino flooring.

External

Front

Laid to lawn garden with stone chips, double drive and access to garage.

Garage

16'4 x 8'7 (4.98m x 2.62m)

Up and over door.

Rear

Laid to lawn garden with Indian stone paving, bedding areas and stone chips.

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