



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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## Lindsay Park, Burnley, BB10 3RR

### £425,000

EXCEPTIONAL DETACHED PROPERTY SITUATED ON LARGE PLOT

Welcome to this exquisite detached bungalow located in the desirable Lindsay Park, Burnley. This stunning property offers a perfect blend of comfort and style, ideal for those seeking a peaceful retreat.

As you step inside, you are greeted by three spacious reception rooms and a conservatory that provide ample space for entertaining guests or simply relaxing with your loved ones. The property boasts three well-appointed bedrooms and two modern bathrooms on the first floor, ensuring privacy and comfort for all residents.

One of the highlights of this bungalow is the immaculate spacious garden to the rear which abuts onto open fields and enjoys rural views. The garden also features a timber summerhouse and soft play area, the perfect space for enjoying a morning coffee or hosting summer barbecues with family and friends. The property also features off-road parking and an integral garage, providing convenience and security for your vehicles.

Situated on a large plot, this bungalow offers a sense of tranquility and privacy, making it a perfect oasis away from the hustle and bustle of everyday life. Don't miss the opportunity to make this charming property your new home sweet home in Burnley.

# Lindsay Park, Burnley, BB10 3RR

£425,000



- Exquisite Detached Property
- Ample Living Space
- Off Road Parking and Integral Garage
- EPC Rating D
- Three/Four Bedrooms
- Presented to High Standard Throughout
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden with Rural Views, Summerhouse and Soft Play Area
- Council Tax Band D

## Ground Floor

### Entrance Porch

6'3 x 2'11 (1.91m x 0.89m)

Composite double glazed frosted door and window, Kamdean flooring and door to hall.

### Hall

14'10 x 6'3 (4.52m x 1.91m )

Central heating radiator, solid oak flooring, doors leading to two reception rooms, shower room, kitchen and stairs to first floor.

### Reception Room One

18'1 x 11'2 (5.51m x 3.40m)

UPVC double glazed bay window, two central heating radiators, coving, two feature wall lights, electric fire with stone fireplace, television point and double doors to reception room three.

### Reception Room

#### Two/Playroom/Bedroom Four

12'6 x 11'6 (3.81m x 3.51m )

UPVC double glazed window, central heating radiator, coving and solid oak flooring.

### Shower Room

12'6 x 6'3 (3.81m x 1.91m )

UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, walk-in direct feed rainfall shower with rinse head, spotlights, tiled elevations and tiled flooring.

### Kitchen

13'1 x 12'6 (3.99m x 3.81m )

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, central island, one and a half bowl composite sink and drainer with mixer tap, two integrated high rise ovens, integrated high rise microwave, four burner induction hob, space for American-style fridge freezer, spotlights, Kamdean flooring and door to reception room three.

### Dining Room

17'5 x 13'1 (5.31m x 3.99m )

UPVC double glazed window, central heating radiator, coving, solid oak flooring, door to utility and aluminium double glazed sliding door to conservatory.

### Conservatory

17'9 x 16'9 (5.41m x 5.11m)

UPVC double glazed windows, polycarbonate roof, tiled flooring and UPVC double glazed French doors to rear.

### Utility

13'1 x 9'2 (3.99m x 2.79m)

UPVC double glazed windows, laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer and fridge freezer, combi boiler, tiled flooring, door to garage and composite door to rear.

## Garage

18'1 x 9'2 (5.51m x 2.79m )

Hardwood single glazed window, loft access, power, lighting, water tap and up and over garage door.

## First Floor

### Landing

6'3 x 3'10 (1.91m x 1.17m)

Hardwood double glazed Velux windows, doors leading to three bedrooms, family bathroom and eaves storage.

### Bedroom One

15'10 x 11'0 (4.83m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes and access to eaves storage.

### Bedroom Two

11'3 x 10'0 (3.43m x 3.05m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and access to eaves storage.

### Bedroom Three

11'7 x 8'7 (3.53m x 2.62m)

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

### Bathroom

9'11 x 5'5 (3.02m x 1.65m )

UPVC double glazed Velux, UPVC double glazed frosted window, loft access, dual flush WC, wall mounted wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, part tiled elevations, spotlights and tiled flooring.

## External

### Rear

Enclosed garden with block paved and stone patio areas, laid to lawn, bedding areas, mature shrubbery, stone chippings, two water taps, access to timber summerhouse with power and lighting and soft play area.

### Front

Tarmac driveway, block paving, stone chippings and access to garage.



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