

8 Martholme Lane, Great Harwood

£450,000 Freehold

INCREDIBLE FAMILY HOME PERFECTLY POSITIONED ON AN ENVIABLE PLOT ON MARTHOLME LANE This impeccably presented and extended three bedroom semi-detached family home is ideally situated on a large and desirable plot in the enviable location of Great Harwood. Boasting an immaculate finish throughout, incredible views and manicured gardens, this property will make the perfect family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



This beautiful property offers incredibly versatile accommodation with two spacious reception rooms including a snug with a charming multi-fuel stove and a lounge featuring a cosy gas fire, this property offers the perfect balance of modern luxury and traditional charm. The kitchen diner is a spacious area with ample base and eye level units in white, marble countertops, and two Velux windows flooding the area with natural light. The master bedroom benefits from an en-suite, ensuring both comfort and convenience for the lucky new owners. Two further double bedrooms are present, both of which are beautifully presented. Completing the first floor is a spacious three piece bathroom.

Step outside and be amazed by the truly stunning garden featuring a delightful flagged patio and meticulously maintained lawn, with magnificent views of the impressive countryside landscape. The property also features two outbuildings with power and water supply, ideal for storage or workshop space, as well as a double garage equipped with power and lighting. Driveway parking also offers convenience for residents and guests. Enjoy the peaceful surroundings and serene atmosphere of this property, perfect for relaxation after a long day. With a freehold title and council tax band C, along with the convenience of mains drain and septic tank, this residence is truly a gem waiting to be discovered by its new owners, who will appreciate the incredible quality and attention to detail that this home has to offer.



Vestibule

Carpet flooring, double glazed uPVC front door, double glazed uPVC windows x 2.

Lounge

Carpet flooring, gas fire with sandstone hearth and surround, stairs to first floor, double doors leading in to kitchen diner, panel radiator, uPVC double glazed window.

Snug

Carpet flooring, multi-fuel stove with brick surround, storage cupboard, uPVC double glazed window x 3, panel radiator.

Kitchen Diner

Range of fitted wall and base units with marble work surfaces, Karndean flooring, integral dishwasher, space for 5x ring gas cooker, space for fridge freezer, sink and drainer, 2 x Velux window, ceiling spotlights, space for dining table, pantry cupboard, panel radiator x 3, uPVC double glazed window x 2.

WC

Tiled flooring, two piece in white, ceiling spotlights, heated towel radiator.

Rear Porch

Tiled flooring, double glazed uPVC window and doors over looking views, storage cupboard, built in storage.

Master Bedroom

Double bedroom with carpet flooring, walk in wardrobe, panel radiator, uPVC double glazed window x 2.

En-Suite To Master

Laminate flooring, three piece in white with tiled splashback, mains fed shower enclosure, ceiling spotlights, built in storage, heated towel radiator, frosted uPVC double glazed window.

Bedroom Two

Double bedroom with laminate flooring, walk in wardrobe, panel radiator, uPVC double glazed window overlooking views.

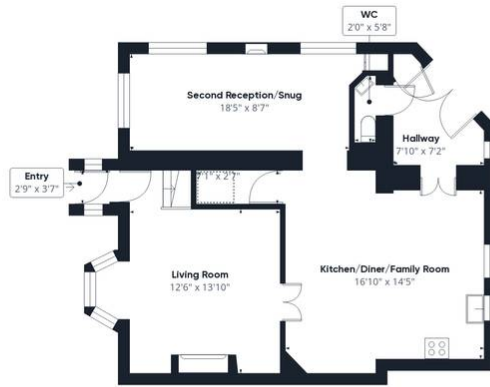
Bedroom Three

Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Family Bathroom

Laminate flooring, three piece in white with mains fed shower over the bath, tiled splash back, built in storage, cupboard housing boiler, heated towel radiator, frosted uPVC double glazed window.





Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
1952.3 ft²

Reduced headroom
7.76 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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