



**Ground Floor**

Entrance Hall

Kitchen

3.49m (11'6") max x 2.72m (8'11")

Lounge/Dining Room

6.46m (21'2") x 3.71m (12'2")

**First Floor**

Landing

Bedroom 1

3.76m (12'4") x 3.35m (11')

Bedroom 2

3.65m (12') x 2.61m (8'7")

Bedroom 3

2.80m (9'2") x 2.10m (6'11")

Bathroom

Further Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ASKING PRICE

**£290,000**

**DRURY LANE**

COLNE, PE28 3NB

## PROPERTY SUMMARY

A well-proportioned, semi-detached home in a cul de sac location, overlooking a playing park and with countryside views. This superb family home features a generous lounge/diner, a kitchen, three good size bedrooms, and a family bathroom. Outside the enclosed rear and side gardens are laid to lawn with a sweeping timber decked seating area, a canopied seating area, there is a home gym with power, light, and electric heating connected, along with a further home office with power, light and electric heating connected. Both have external power supplies. To the rear of the property is a garage en block and on road parking. The loft space has a velux window.

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