

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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

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.

Spring Meadows, Clayton Le Moors, BB5 5XA

Offers Over £275,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, fantastic gardens and ample off road parking, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Clayton Le Moors on a popular estate. Nestled into a quiet cul de sac and boasting private living, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley, Blackburn, Clitheroe and major motorway links. With added garage, conservatory, two bathrooms and neutral decoration, this property is the perfect home to put your own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen, WC and staircase to the first floor. The reception room leads openly to a dining area which guides you through to a conservatory and on to the kitchen. The kitchen leads on to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a 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, paving and bedding areas. To the front there is a laid to lawn garden with paving and bedding, ample off road parking and access on to the garage.

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

Spring Meadows, Clayton Le Moors, BB5 5XA

Offers Over £275,000



- Tenure Leasehold
- Off Road Parking With Drive And Access To Garage
- Ideal Family Home Ready To Move Into
- Easy Access To Major Network Links
- Council Tax Band D
- Detached Property On A Quiet Cul De Sac
- Enviably Rear Laid To Lawn Garden With Patio Seating Area And Raised Beds
- EPC Rating TBC
- Four Bedrooms And Two Bathrooms
- Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

14'6" x 6' (4.42m x 1.83m)

Central heating radiator, coving, smoke alarm, store cupboard, doors to WC, reception room, kitchen and stairs to first floor.

WC

5'10" x 2'9" (1.78m x 0.84m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled floor.

Reception Room One

17'1" x 15'1" (5.21m x 4.60m)

UPVC double glazed box window, central heating radiator, two feature wall lights, coving, gas fire with granite effect hearth and surround, television point, under stairs storage and open arch to dining area.

Dining Area

10'6" x 9'5" (3.20m x 2.87m)

Central heating radiator, coving, door to kitchen and UPVC double glazed double doors to conservatory.

Conservatory

12'4" x 11'4" (3.76m x 3.45m)

UPVC double glazed window, three skylights, electric heater, spotlights and UPVC double glazed French doors to rear.

Kitchen

14'1" x 9'4" (4.29m x 2.84m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surface, tiled splash back, ceramic one and a half sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob, extractor hood, integrated fridge and dishwasher, tiled effect Kardean flooring and door to utility room.

Utility Room

9'4" x 5'1" (2.84m x 1.55m)

Central heating radiator, white base units, granite effect surface, tiled splash back, stainless steel sink and drainer with traditional taps, space for freezer, plumbed for washing machine and dryer, storage hatch, extractor fan, lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

10'2" x 2'10" (3.10m x 0.86m)

Loft access, store cupboard, doors to four bedrooms and bathroom.

Bedroom One

11'10" x 9'7" (3.61m x 2.92m)

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

En Suite

5'8" x 5'7" (1.73m x 1.70m)

Central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head, tiled elevation, spotlights, extractor fan and wood effect laminate flooring.

Bedroom Two

11'10" x 11'6" (3.61m x 3.51m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobe.

Bedroom Three

9'1" x 7'6" (2.77m x 2.29m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Four

9'1" x 6'5" (2.77m x 1.96m)

UPVC double glazed window and central heating radiator.

Bathroom

7'2" x 6'2" (2.18m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity top wash basin with mixer tap, panel bath with electric feed shower and mixer tap, tiled elevation, spotlights and extractor fan.

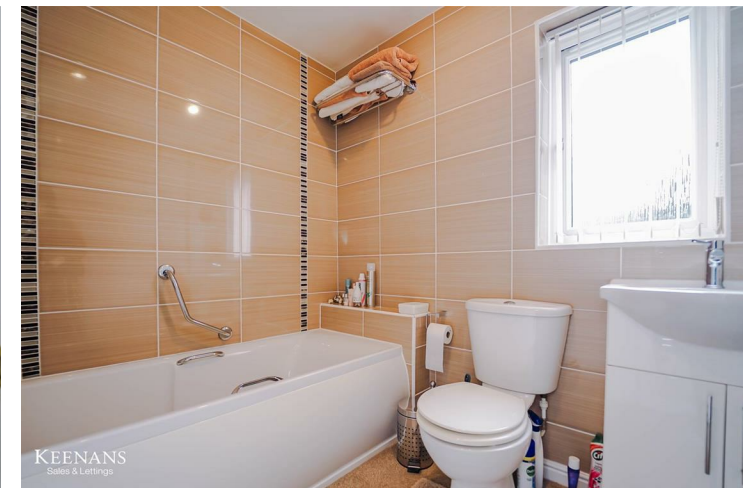
External

Rear

Enclosed laid to lawn garden with paving, bedding area and mature shrubs.

Front

Laid to lawn garden with paving, bedding areas, mature shrubs, off road parking and access to garage.



Tel: 01254389384

www.keenans-estateagents.co.uk