

Ground Floor



First Floor



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 PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.

Links Lane, Pleasington, BB2 5JL

£799,950

AN EXCEPTIONAL DETACHED PROPERTY IN A PICTURESQUE LOCATION

Keenans Estate Agents are proud to welcome to the market this idyllic four bedroom detached 1800s period property. Offering an abundance of indoor and outdoor space, enviable gardens, land and stunning panoramic views, this impressive property is located down a quiet and private lane in the desirable village of Pleasington. With four double bedrooms, multiple living spaces and ample off road parking, this fantastic 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 Blackburn, Chorley, Preston and major motorway links. With stunning original features, detached garage and not being overlooked, this property is a unique and luxurious home.

The property comprises briefly; a welcoming entrance porch leads through to a hallway. The hallway guides you on to a WC/cloakroom, two reception rooms, dining room, and staircase to the first floor. The second reception room leads on to a third reception room. The dining room guides you on to a fantastic open plan kitchen which provides access on to a pantry, boiler room and utility room. The utility room leads on to an impressive study. The first floor comprises of doors on to four double bedrooms and a family bathroom. The main bedroom benefits from an en suite bathroom and walk in wardrobe. Externally, there is a stunning, private wraparound gardens with laid lawn, mature shrubs, courtyard, outbuildings and access on to a detached double garage, external study and added land, as well as off road parking.

For further information, or to arrange a viewing, please contact our Blackburn team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Links Lane, Pleasington, BB2 5JL

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- Impressive Detached Period Property
- Bursting with Character
- Private Wraparound Gardens
- EPC Rating E
- Four Double Bedrooms
- Abundance of Indoor and Outdoor Space
- Tenure Freehold
- Two Bathrooms
- Driveway and Double Garage
- Council Tax Band G

Ground Floor

Entrance

Via a hard wood single glazed door to porch.

Porch

9' x 4'9" (2.74m x 1.45m)
Hard wood single glazed window, central heating radiator, exposed stone wall, stone flag floor and hard wood single glazed door to hall.

Hall

21' x 13'3" (6.40m x 4.04m)
Hard wood single glazed window, central heating radiator, coving, smoke alarm, dado, spotlights, doors to two reception rooms, dining room, WC and stairs to first floor.

WC

7'2" x 4'8" (2.18m x 1.42m)
Hard wood single glazed window, central heating radiator, two piece suite, vanity top wash basin, low bowl WC, wood panel elevation and wood effect lino.

Reception Room One

15'10" x 13' (4.83m x 3.96m)
Hardwood double glazed window, central heating radiator, coving, picture rail, ceiling rose, two feature wall lights, open coal fire with marble tiled hearth and surround, integrated alcove storage and television point.

Reception Room Two

21'1" x 15'11" (6.43m x 4.85m)
Hardwood double glazed window, hard wood single glazed window, two central heating radiators coving, picture rail, open fire with marble tiled hearth and surround, integrated alcove storage and hard wood single glazed double doors to reception room three.

Reception Room Three

15'5" x 13' (4.70m x 3.96m)
Four hard wood double glazed windows, two central heating radiators, coving, spotlights, integrated sound system and hard wood double glazed door to rear.

Dining Room

14'2" x 11'9" (4.32m x 3.58m)
Hard wood double glazed window, central heating radiator, beams, spotlights, integrated sound system, feature wall light, hard wood floor and hard wood single glazed door to kitchen.

Kitchen

20'2" x 12'11" (6.15m x 3.94m)
Hard wood single glazed frosted window, central heating radiator, range of panelled wall and base units, granite surface, tiled splash back, ceramic double sink with mixer tap, space for American fridge freezer, integrated dishwasher and microwave, four door AGA with hotplate and induction hob, spotlights, tiled floor, doors to pantry, boiler room, utility room and hard wood double glazed patio doors to rear.

Pantry

7'11" x 5'9" (2.41m x 1.75m)
Two hard wood single glazed frosted windows, alarm panel, and tiled floor.

Boiler Room

8'9" x 5'9" (2.67m x 1.75m)
Hard wood single glazed window, meter cupboard, integrated storage, boiler, tiled floor and hard wood single glazed frosted door to side.

Utility Room

12'11" x 8'4" (3.94m x 2.54m)
Hard wood double glazed window, central heating radiator, range of wall and base units, wood effect surface, tiled splash back, stainless steel double sink with mixer tap, integrated double electric oven with four ring electric hob, plumbed for washing machine and dryer, spotlights, tiled floor, doors to WC, office and hard wood single glazed door to rear.

WC

7'4" x 2'7" (2.24m x 0.79m)
Central heating radiator, low bowl WC, tiled elevation, extractor fan and tiled floor.

Office

17'6" x 12'11" (5.33m x 3.94m)
Central heating radiator, integrated shelving, spotlights and UPVC double glazed patio doors to rear.

First Floor

Landing

19'2" x 18' (5.84m x 5.49m)
Hard wood single glazed window, UPVC double glazed window, skylight, loft access, coving, spotlights, dado, smoke alarm, doors to four bedrooms and bathroom.

Bedroom One

21'2" x 12'11" (6.45m x 3.94m)
Three UPVC double glazed window, central heating radiator, integrated sound system, two feature wall lights, integrated wardrobe with access to walk in wardrobe and door to en suite.

En Suite

12'11" x 7'7" (3.94m x 2.31m)
Three UPVC double glazed windows, heated towel rail, central heating radiator, five piece suite, low bowl WC, enclosed direct feed shower, two vanity wash basins, panelled bath with mixer tap, tiled elevation, spotlights, integrated sound system and wood effect lino.

Walk In Wardrobe

10'8" x 5'6" (3.25m x 1.68m)
Hard wood single glazed window, integrated wardrobe and storage cupboard.

Bedroom Two

15'11" x 12'11" (4.85m x 3.94m)
Three hard wood double glazed windows, central heating radiator, picture rail and fitted wardrobe.

Bedroom Three

15'11" x 11'8" (4.85m x 3.56m)
Three UPVC double glazed windows, central heating radiator, picture rail and fitted wardrobe.

Bedroom Four

11'8" x 10'10" (3.56m x 3.30m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and television point.

Bathroom

12'3" x 8'10" (3.73m x 2.69m)
Hard wood double glazed window, central heating radiator, five piece suite, enclosed double direct feed shower, double wall mounted wash basin with mixer tap, tiled panelled bath with mixer tap, dual flush WC, integrated linen cupboard, tiled elevation, spotlights and tiled floor.

External

Front

Stone paved driveway, double garage with added extra study, laid to lawn, patio, mature shrubs and courtyard.

