



## 2 Stubbins Lane

Sabden

**Offers in the Region of: £365,000**



**Pendle Hill  
Properties**



2 Stubbins Lane, Sabden

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£365,000**

A stunning four-bedroom detached property in the highly sought-after village of Sabden providing a great opportunity for a family home briefly comprising an open plan kitchen/diner, conservatory, downstairs wc, lounge, four bedrooms, bathroom, driveway, double garage, and rear garden.



## LOUNGE

A spacious lounge boasting a central fireplace with mantel briefly comprises carpeted flooring, wall up lights, two radiators, and two large, double-glazed windows to the rear of the property.

## KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with oak wooden worktops briefly comprises a Neff four-ring induction hob with Neff overhead extractor, Neff oven, integrated dishwasher, and washing machine, space for a fridge-freezer, Franke double bowl Belfast sink with mixer tap, breakfast bar, Karndean tiled flooring, ceiling light point, and a double-glazed window to the front.

The open plan dining room briefly comprises a ceiling light point, Karndean flooring, radiator and provides direct access into the conservatory.

## CONSERVATORY

Located to the rear of the property briefly comprises surrounding double-glazed windows, laminate wood effect flooring, ceiling spotlights, radiator, and patio doors to the rear.

## DOWNSTAIRS WC

Located through the hallway the downstairs wc briefly comprises a low-level wc, pedestal sink, laminate flooring, radiator, ceiling light point, and a frosted window.

## BEDROOM ONE

A spacious double bedroom located on the first floor, with a large, double-glazed window overlooking the rear of the property briefly comprises carpet flooring, ceiling light point, and a radiator.

## BEDROOM TWO

Another bedroom located on the first floor with a double-glazed window overlooking the rear comprising carpet flooring, radiator, and ceiling light point.

## BEDROOM THREE

The third bedroom briefly comprises two double-glazed windows to the front and side of the property, carpeted flooring, and ceiling light point.

## BEDROOM FOUR

The fourth bedroom briefly comprises a double-glazed window, laminate flooring, and ceiling light point.

## BATHROOM

The family bathroom briefly comprises a bath with shower attachment, low-level wc, storage basin sink, towel warmer, half-tiled walls, tiled flooring, ceiling spotlights, and a frosted window.

## EXTERNAL

The front of the property comprises a driveway with multi-vehicle parking and provides access to the detached double garage.

To the rear of the property is a private garden boasting both a patio area, and lawn space with surrounding mature shrub borders.

## ADDITIONAL INFORMATION

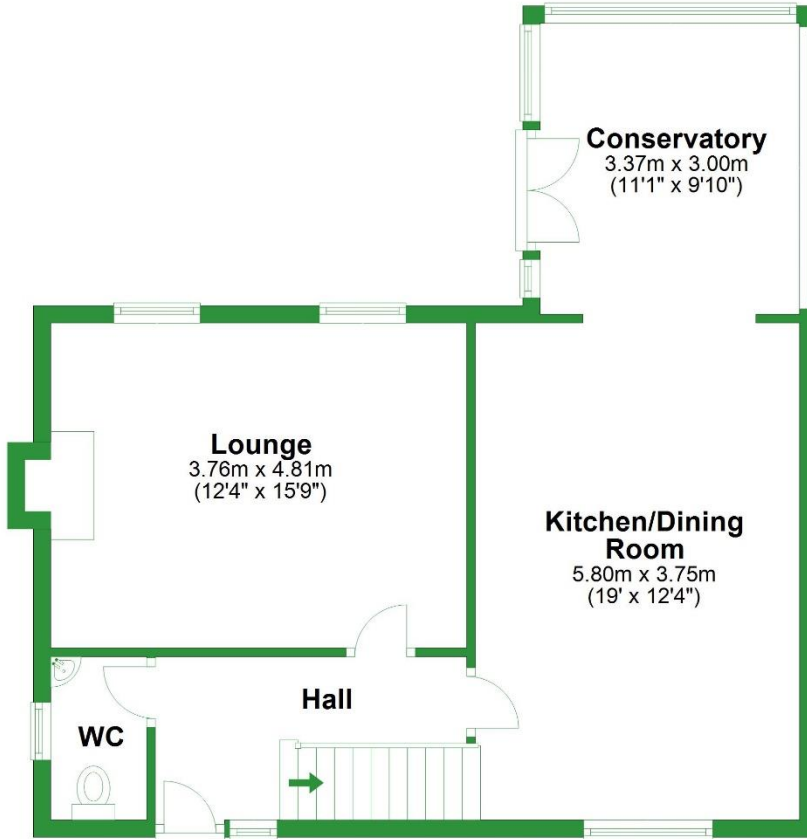
Tenure = Freehold

Council Tax Band = E



## Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)

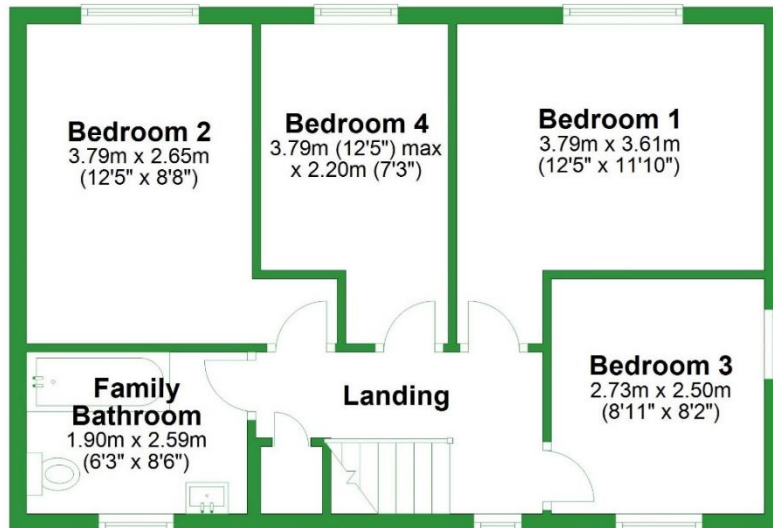


Total area: approx. 109.9 sq. metres (1183.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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