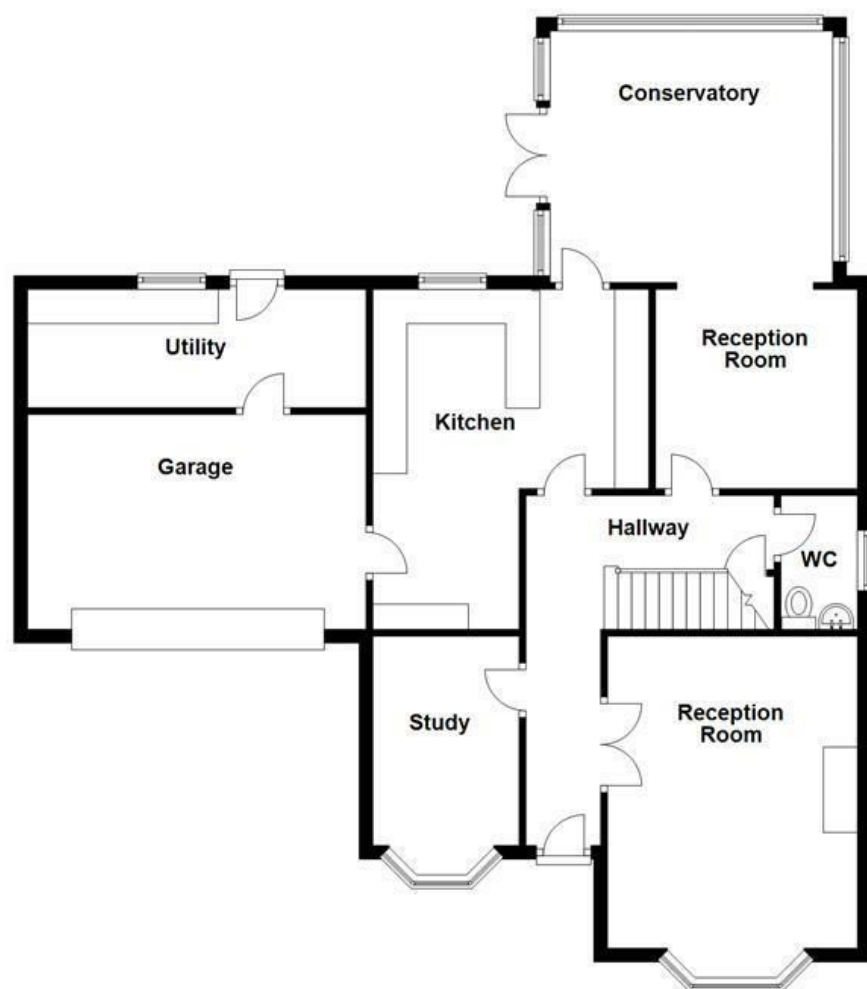
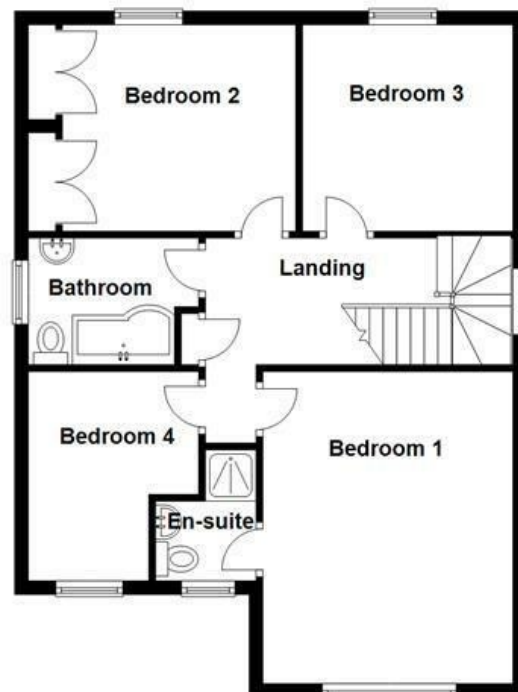


**Ground Floor**  
Approx. 104.6 sq. metres (1126.2 sq. feet)



**First Floor**  
Approx. 63.3 sq. metres (681.8 sq. feet)



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 PlanItUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(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.

## The Rydings, Langho, BB6 8BQ

### £435,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME ON THE HIGHLY DESIRABLE RYDINGS DEVELOPMENT

Commanding an enviable plot overlooking field views to the rear, this detached four bedroom family home is being welcomed to the property market. The property flows internally with well proportioned and versatile living accommodation perfectly suited for the demands of a growing family looking for their dream family home with easy access to the neighbouring towns of Blackburn, Clitheroe and Whalley, as well as major commuter routes along the A59 towards Preston and Skipton.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a generously sized lounge, study, downstairs WC, dining room and the contemporary fitted kitchen. The kitchen has doors leading to the conservatory and the garage which has a utility room. The conservatory is open back to the dining room. To the first floor is a landing with doors leading to four bedrooms, storage, and a three piece family bathroom. The main bedroom features an en suite shower room. Externally the property boasts a generous laid to lawn rear garden with paved patio, gravel chippings and a decked seating area overlooking fields to the rear. The front of the property has a laid to lawn garden with driveway providing off road parking for numerous vehicles leading to the garage.

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

# The Rydings, Langho, BB6 8BQ

£435,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Modern Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band F

## Ground Floor

### Entrance Hallway

Composite double glazed front entrance door, central heating radiator, coving, wood effect flooring, stairs to the first floor and doors to two reception rooms, study, kitchen and WC.

### Reception Room One

15' x 12' (4.57m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving, living flame gas fire with decorative surround and television point.

### Study

10'1 x 7' (3.07m x 2.13m)

UPVC double glazed bay window, central heating radiator, coving and wood effect flooring.

### Kitchen

13'3 x 9'7 (4.04m x 2.92m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces and breakfast bar, two Neff ovens with five ring gas hob, extractor hood, stainless steel sink, integrated dishwasher, space for fridge freezer, tiled flooring and doors to conservatory and garage.

### Conservatory

13'7 x 12'1 (4.14m x 3.68m)

UPVC double glazed windows, pitched double glazed roof, central heating radiator, wood effect flooring, open to reception room two and UPVC double glazed French doors to the rear.

### Reception Room Two

9'10 x 9'9 (3.00m x 2.97m)

Central heating radiator, coving and wood effect flooring.

### WC

6' x 3'8 (1.83m x 1.12m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, spotlights and tiled flooring.

### Garage

16'3 x 10'4 (4.95m x 3.15m)

Electric up and over door and door to a utility.

### Utility Room

16'3 x 5'8 (4.95m x 1.73m)

UPVC double glazed frosted window, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer, boiler and UPVC double glazed door to the rear.

## First Floor

### Landing

UPVC double glazed frosted window, coving and doors to four bedrooms, bathroom and storage cupboard.

### Bedroom One

15'2 x 12' (4.62m x 3.66m)

UPVC double glazed window, central heating radiator, coving, spotlights and door to the en suite.

### En Suite

7'5 x 4'10 (2.26m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, extractor fan and spotlights.

### Bedroom Two

12'10 x 9'11 (3.91m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

10'5 x 9'11 (3.18m x 3.02m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Four

10'1 x 8'5 (3.07m x 2.57m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

8'10 x 6'1 (2.69m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, shaver point, spotlights, extractor fan and tiled flooring.

## External

### Front

Laid to lawn garden with block paved driveway providing off road parking for numerous vehicles leading to the garage.

### Rear

Laid to lawn garden with gravel chippings, paving and decked seating area overlooking the fields to the rear.

