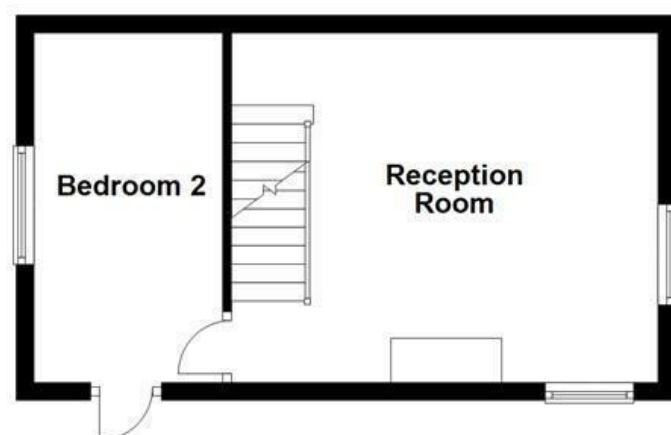
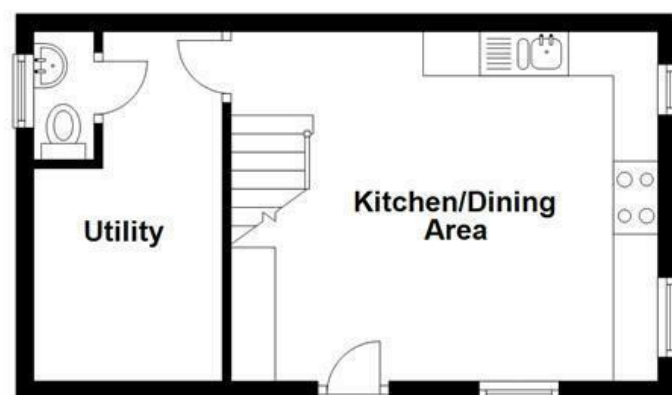


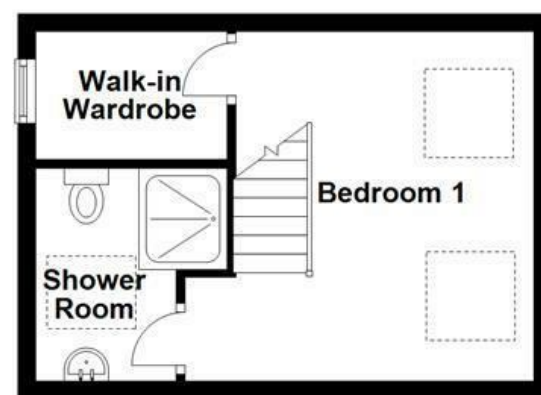
First Floor



Ground Floor



Second 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 PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	
(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.

## , Newton In Bowland, BB7 3DZ

£280,000

BEAUTIFUL COTTAGE IN AN IDYLIC LOCATION

Nestled in the heart of the picturesque village setting of Newton In Bowland, this beautiful two bedroom cottage oozes charm and character with an abundance of traditional features. Finished internally with neutral tones, a stunning country kitchen and modern three piece shower room. This property is ideally suited for a professional couple looking for a rural retreat or someone looking to downsize to an idyllic location. Alternatively, the property would make a superb holiday let with enviable countryside walks and scenery at every turn!

The property comprises briefly, to the ground floor; entrance to a charming fitted dining kitchen with stairs leading to the first floor and door leading to the utility room with downstairs WC. The stairs to the first floor lead you in to the reception room which boasts a multi fuel burning stove. The reception room houses stairs leading to the second floor and has a door providing access to the second bedroom. The second bedroom has a stained glass door leading out to steps to the front elevation. To the second floor is the main suite with vaulted ceiling and doors providing access to a walk-in wardrobe and shower room. Externally, the property boasts a seating area with walled stone chipped areas and off road parking.

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 @keenansstateagents



# , Newton In Bowland, BB7 3DZ

£280,000



- Beautifully Presented Cottage
- Original Features
- Off Road Parking
- EPC Rating E
- Two Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Shower Room
- Contemporary Fitted Kitchen
- Council Tax Band C

## Ground Floor

### Kitchen

15'10 x 12'11 (4.83m x 3.94m)

Hardwood front door, three hardwood double glazed windows, central heating radiator, range of base units, wood effect worktops, integrated high rise Hotpoint oven, four ring Hotpoint induction hob and extractor hood, tiled splashbacks, composite one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, spotlights, tiled flooring, stairs to first floor and door to utility.

### Utility

12'11 x 7 (3.94m x 2.13m)

Central heating radiator, plumbing for washing machine, boiler, water tank, fuse box, tiled effect flooring and door to WC.

### WC

4'9 x 2'3 (1.45m x 0.69m)

Hardwood double glazed frosted window, low base WC, wall mounted wash basin and tiled effect flooring.

## First Floor

### Reception Room

15'9 x 13 (4.80m x 3.96m)

Two hardwood double glazed window, central heating radiator, exposed beams, three feature wall lights, multifuel burning stove, television point, stairs to second floor and door to bedroom two.

### Bedroom Two

13'10 x 7 (4.22m x 2.13m)

Hardwood double glazed window, central heating radiator, spotlights and hardwood single glazed leaded stained glass door to front elevation.

## Second Floor

### Bedroom One

13'2 x 10'10 (4.01m x 3.30m)

Vaulted ceiling, two velux windows, hardwood single glazed stained glass leaded window, central heating radiator, exposed beams, eaves storage, door to walk-in wardrobe and shower room.

### Walk-in Wardrobe

7'2 x 6'1 (2.18m x 1.85m)

Hardwood double glazed window and central heating radiator.

### Shower Room

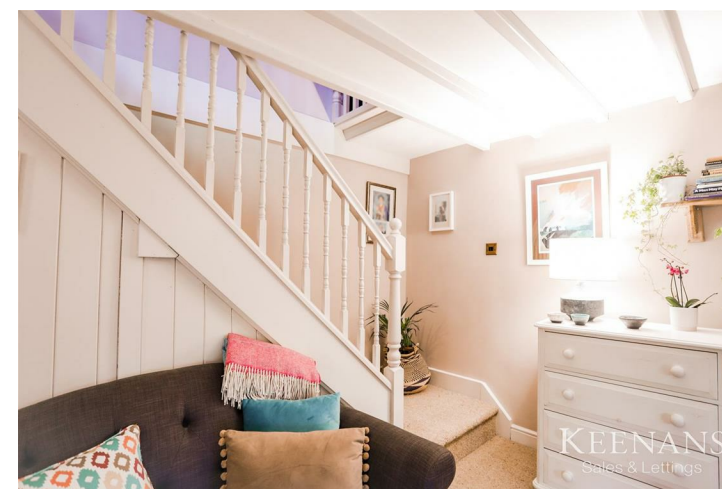
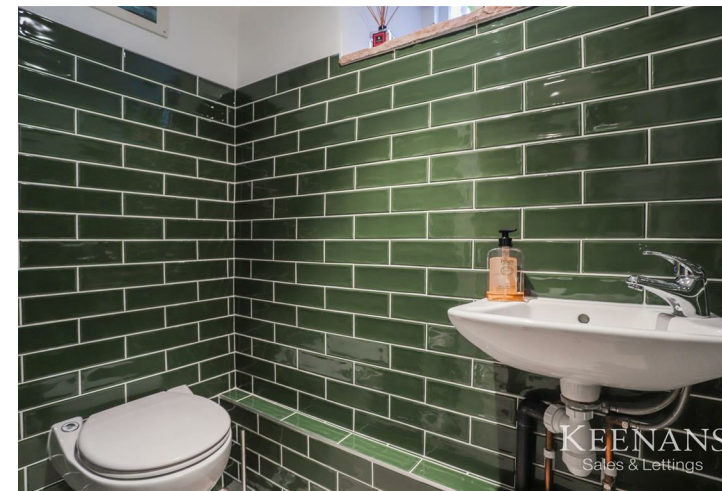
7'2 x 6'9 (2.18m x 2.06m)

Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed walk-in rainfall shower and rinse head, spotlights, tiled elevations and tiled effect flooring.

## Exterior

### Front

Off road parking, walled seating area and stone chippings.



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