



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		64	
(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.

## Vicarage Lane, Wilpshire, BB1 9HX

### £390,000

A MAGNIFICENT THREE BEDROOM, SEMI-DETACHED HOME ON A PRESTIGIOUS LANE IN WILPSHIRE

Nestled in a highly desirable location, this property flows with elegance and sophistication - the attention to detail is evident from the outset. The modern lounge exudes tranquility, relaxation and style. Imagine evenings by the multi-fuel burning stove, its flames casting a warm glow across the room. But, the true heart of this home lies in the open-plan kitchen/family room. A culinary haven, it seamlessly blends functionality with aesthetics. A range of paneled in-frame units, paired with slimline quartz work surfaces, and a mirrored splashback adds a touch of glamour to this showroom-quality kitchen. The property is perfectly located for accessing commuter routes along the M65 and A59 to Preston, Clitheroe and beyond!

The property comprises briefly, to the ground floor: entrance through the porch to a welcoming hallway with stairs leading to the first floor and doors providing access to meter cupboards, a spacious living room, understairs storage and a truly stunning open plan kitchen/family room. The understairs has plumbing for conversion to a downstairs WC. The kitchen features a bespoke, luxury fitted kitchen with a large three metre island, leading to a gorgeous extension with bi-folding doors to the rear garden and door to a utility room. To the first floor is a landing with doors leading to three bedrooms and a three piece bathroom suite. Externally the property commands an enviable plot with generous laid to lawn front and rear gardens. The rear extension has a sheltered overhang with continued flooring from the family room to create a patio overlooking the garden. There is a driveway providing off-road parking leading to a 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

# Vicarage Lane, Wilpshire, BB1 9HX

£390,000



- Exceptional Semi Detached Property
- Bi-folding Doors To The Rear Garden
- Ample Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Beautifully Presented With Neutral Finish
- Freehold
- Contemporary Open Plan Living Kitchen
- Three Piece Bathroom Suite
- Council Tax Band E

## Ground Floor

### Entrance Porch

6'4 x 6' (1.93m x 1.83m)

UPVC double glazed front entrance door, three UPVC double glazed windows, two feature wall lights, Karndeian parquet flooring and door to the hallway.

### Hallway

18'7 x 6' (5.66m x 1.83m)

UPVC double glazed frosted window, spotlights, smoke alarm, part panelled elevations, electric and gas meters, Karndeian parquet flooring with underfloor heating, stairs to the first floor, understairs storage and doors to reception room and open plan living kitchen.

### Understairs Storage

7'8 x 2'5 (2.34m x 0.74m)

Plumbing for WC and wash basin, extractor fan and Karndeian parquet flooring with underfloor heating.

### Reception Room

14'3 x 11'8 (4.34m x 3.56m)

UPVC double glazed bay window, coving, cast iron multi fuel burning stove with brick surround and stone hearth, underfloor heating.

### Open Plan Living Kitchen

27' x 18'6 (8.23m x 5.64m)

UPVC double glazed window, skylight, range of panelled inframe wall and base units with quartz surfaces, co-ordinating island and breakfast bar, Neff twin ovens, Neff five ring induction hob, extractor hood, inset ceramic one and a half bowl sink with draining ridges and Quooker instant boiling tap, integrated dishwasher, wine fridge and fridge freezer, two pantry cupboards, spotlights, television point, tiled flooring with underfloor heating, door to the utility and UPVC double glazed bi-folding doors to the rear.

### Utility Room

6'4 x 3'11 (1.93m x 1.19m)

UPVC double glazed window, underfloor heating system, plumbing for washing machine, spotlights and tiled flooring with underfloor heating.

## First Floor

### Landing

UPVC double glazed frosted window, part panelled elevations, spotlights, smoke alarm and doors to three bedrooms and bathroom.

### Bathroom

11'4 x 6'4 (3.45m x 1.93m)

UPVC double glazed frosted window, central heating radiator, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, airing cupboard housing the boiler, loft access, extractor fan and wood effect flooring.

### Bedroom One

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed bay window, central heating radiator and spotlights.

### Bedroom Two

14'1 x 11'4 (4.29m x 3.45m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

7'9 x 6'5 (2.36m x 1.96m)

UPVC double glazed window, central heating radiator and spotlights.

### External

#### Front

Laid to lawn garden with bedding and driveway providing off road parking for numerous vehicles.

#### Rear

Sheltered tiled patio with light and power, a laid to lawn garden and access to a single garage.



Tel: 01200422824

www.keenans-estateagents.co.uk