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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Whinney Lane, Langho, BB6 8DQ

### £449,950

A SUPERB THREE BEDROOM DETACHED FAMILY HOME IN A DESIRABLE LOCATION

Welcome to this charming property located on Whinney Lane in the sought-after area of Langho. This deceptively spacious three-bedroom detached dormer bungalow offers ample living space for a comfortable lifestyle with its open plan reception/dining room, separate living room and a spacious modern kitchen diner.

Situated in a quiet location, this property boasts a stunning rear garden with picturesque countryside views of Pendle Hill, providing a peaceful retreat for relaxation and entertaining guests with summer BBQ's! The off-road parking and garage add convenience and security to this lovely home.

Don't miss the opportunity to make this property your own and enjoy the tranquillity and beauty it has to offer. Contact us today to arrange a viewing and experience the charm of this delightful residence in Langho.

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# Whinney Lane, Langho, BB6 8DQ

£449,950



- Tenure Freehold
- Council Tax Band
- EPC Rating TBC
- Ample Off Road Parking With Driveway And Access To An Integral Garage
- Detached Property
- Three Spacious Bedrooms
- Two Reception Rooms
- Ideal Family Home
- Envious Rear Garden With Stunning Countryside Views
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC door to hallway.

### Hallway

12'9 x 9'5 (3.89m x 2.87m)

Central heating radiator, stairs to first floor, doors to reception room one, storage and open access to inner hall.

### Reception Room One

12'3 x 10'7 (3.73m x 3.23m)

UPVC double glazed bay window and central heating radiator.

### Inner Hall

Doors to kitchen, utility/WC and reception room two.

### Kitchen

18'11 x 12'3 (5.77m x 3.73m)

Two UPVC double glazed windows, UPVC double glazed door to rear, central heating radiator, range of wall and base units, laminate work tops, freestanding oven and hob, tiled splash backs, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, laminate flooring and door to garage.

### Garage

22'4 x 11' (6.81m x 3.35m)

Electric up and over door, hard wood double glazed window and hard wood door to rear.

### Utility/WC

8'11 x 5'7 (2.72m x 1.70m)

UPVC double glazed frosted window, central heating radiator, range of wall and base units, laminate work tops, stainless steel sink with draining board, plumbed for washing machine, access to boiler, dual flush WC and vinyl flooring.

### Reception Room Two

24'11 x 14' (7.59m x 4.27m)

UPVC double glazed bay window, two UPVC double glazed windows, two central heating radiators, gas fire with brick surround and television point.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

14' x 13'11 (4.27m x 4.24m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

8'8 x 2'11 (2.64m x 0.89m)

Vanity top wash basin with mixer tap and enclosed direct feed shower.

### Bedroom Two

14'1 x 11'10 (4.29m x 3.61m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Three

10'10 x 10'10 (3.30m x 3.30m)

UPVC double glazed window and central heating radiator.

### Bathroom

9' x 7'9 (2.74m x 2.36m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped panelled bath with mixer tap and rinse head, part tiled elevation and laminate flooring.

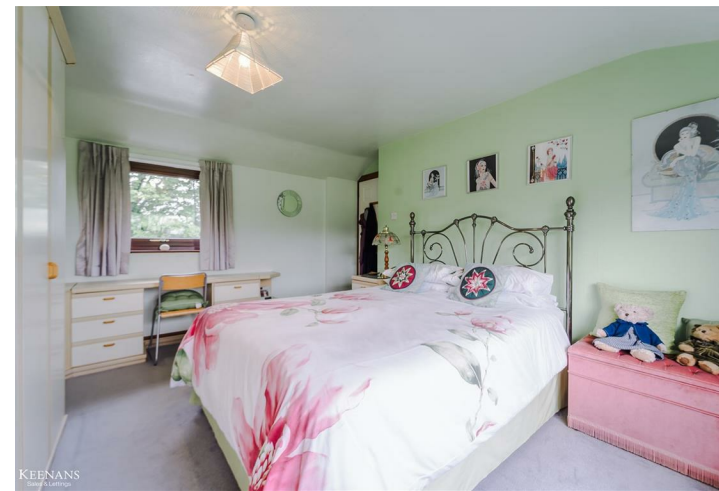
### External

### Rear

Enclosed laid to lawn garden, paved patio, bedding areas, Eco dome greenhouse and countryside views.

### Front

Bedding areas and driveway for ample off road parking.



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