



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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(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.

Whins Lane, Simonstone, BB12 7QU

£299,950

Picturesque terraced cottage looking over the countryside.

Nestled in the charming village of Simonstone, this delightful house on Whins Lane offers a tranquil retreat from the hustle and bustle of town centres. Boasting an open plan reception room, three bedrooms, and two bathrooms, this property is perfect for a range of buyers.

The well-equipped kitchen with modern appliances, making meal preparation a breeze. Additionally, the lovely loft space provides versatility, serving as an extra bedroom or a cosy office area, catering to your needs.

Externally there is access to a good sized garage to the rear and a beautifully flagged, tiered garden to the front.

One of the standout features of this property is the stunning view of the surrounding countryside, offering a picturesque backdrop for everyday living.

Whether you're looking to upsize for a growing family or simply seeking a peaceful retreat in a quaint village setting, this property on Whins Lane has it all. Don't miss out on the opportunity to make this charming house your new home.

Whins Lane, Simonstone, BB12 7QU

£299,950



- Well Presented Cottage
- Stunning Countryside Views
- Garage
- EPC Rating F
- Three Bedrooms
- Bursting with Charm
- Tenure Freehold
- Set Over Three Floors
- Desirable Location
- Council Tax Band D

Ground Floor

Entrance Hall

Composite double glazed frosted front door, central heating radiator, smoke detector, door to reception room/dining area and stairs to first floor.

Reception Room/Dining Area

23'9 x 14'2 (7.24m x 4.32m)

Two PVC double glazed windows, two central heating radiators, multifuel fire with tiled hearth and wooden mantel, television point, feature wall light, door to understairs storage and door to kitchen.

Kitchen

9'5 x 9'3 (2.87m x 2.82m)

Two PVC double glazed windows, range of wall and base units with quartz worktops and upstands, ceramic inset sink with mixer tap and integrated draining ridges, integrated double oven with four ring ceramic hob and extractor hood, glass splashback, integrated under counter fridge, integrated dishwasher, tiled flooring and composite double glazed frosted stable door to rear.

First Floor

Landing

10'2 x 6'1 (3.10m x 1.85m)

Doors leading to two bedrooms, bathroom, WC and stairs to second floor.

Bedroom One

14'1 x 11'8 (4.29m x 3.56m)

PVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Bedroom Two

13'3 x 9'4 (4.04m x 2.84m)

PVC double glazed window, central heating radiator, fitted wardrobe and fitted storage.

Bathroom

7'7 x 7'4 (2.31m x 2.24m)

Central heated towel rail, extractor fan, pedestal wash basin with mixer tap, jacuzzi bath with mixer tap, direct feed shower enclosed, tiled elevations, spotlights and tiled flooring.

WC

6'0 x 2'2 (1.83m x 0.66m)

PVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and laminate flooring.

Second Floor

Bedroom Three

14'7 x 11'2 (4.45m x 3.40m)

PVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

External

Rear

Paving and access to garage.

Garage

19'1 x 14'5 (5.82m x 4.39m)

Front

Tiered garden with paving, seating area, bedding areas and mature shrubbery.

