



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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Sawley Road, Grindleton, BB7 4QS

£475,000

A STUNNING FOUR BEDROOM DETACHED CHARACTER HOME WITH NO CHAIN DEILAY

Nestled in the picturesque village of Grindleton, this charming detached house on Sawley Road is a true gem waiting to be discovered. Built in 1857, this property exudes character and charm, boasting exposed beams and stone-mullioned windows that add a touch of historic elegance.

As you step inside, you are greeted by two inviting reception rooms that offer the perfect space for entertaining or relaxing with family. With four generously sized bedrooms, including a main bedroom with an ensuite shower room, there is ample space for the whole family to unwind and enjoy.

One of the highlights of this property is the delightful low maintenance courtyard style rear garden, complete with a luxurious hot tub - perfect for those warm summer days or relaxing evenings under the stars.

Located in the heart of Grindleton, you'll have the well-regarded Rum Fox just a stone's throw away, offering a cosy spot to enjoy a meal or a drink. For families, the proximity to renowned schools such as Bowland High School and Grindleton Primary School makes this location ideal for those with children.

If you're looking for a home that seamlessly blends historic charm with modern comforts, this property on Sawley Road is a must-see. Don't miss out on the opportunity to make this idyllic retreat your own.

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Sawley Road, Grindleton, BB7 4QS

£475,000



- Stunning Period Home
- Two Great Sized Reception Rooms
- Ample Off Road Parking
- EPC Rating: D
- Dating to 1857
- Courtyard Style Garden
- Council Tax Band: G
- Four Double Bedrooms
- Idyllic Village Location
- Tenure: Freehold

Ground Floor

Entrance Hallway

15'8 x 5'4 (4.78m x 1.63m)

Composite double glazed front entrance door, UPVC double glazed stone mullioned window, central heating radiator, partial wood panelled elevations, tiled flooring, stairs to the first floor, doors leading to storage, understairs WC, reception room one and reception room two.

WC

5'3 x 2'3 (1.60m x 0.69m)

Dual flush WC, pedestal wash basin with mixer tap, central heated towel rail, fully tiled elevations and tiled flooring.

Reception Room One

19'9 x 15'1 (6.02m x 4.60m)

Three UPVC double glazed stone mullioned windows, two central heating radiators, exposed beams, picture shelf, partial wood panelled elevations, partial exposed brick elevations, dado rail and door leading to kitchen.

Kitchen

14'5 x 8'11 (4.39m x 2.72m)

UPVC double glazed window, central heating radiator, mix of wood panelled wall and base units with laminate work surfaces, oven and grill in a high rise unit with a four ring gas hob, extractor hood and tiled splashback, stainless steel double sink with draining board and mixer tap, integrated dishwasher and fridge freezer, enclosed boiler, breakfast bar, exposed beams, tiled effect flooring and UPVC double glazed door to the rear.

Reception Room Two

19'1 x 15'3 (5.82m x 4.65m)

UPVC double glazed window, UPVC frosted double glazed stone mullioned window, central heating radiator, exposed beams, log burning stove set within a stone fireplace and double doors to conservatory.

Conservatory

13'7 x 9'3 (4.14m x 2.82m)

UPVC double glazed surrounding windows, pitched polycarbonate roof, ceiling fan, electric heater, exposed stone elevations, tiled flooring and two UPVC double glazed doors to the rear garden.

First Floor

Landing

UPVC double glazed stained glass window, central heating radiator, loft access, doors leading to four bedrooms and family bathroom.

Bedroom One

17'2 x 15'2 (5.23m x 4.62m)

Three UPVC double glazed windows, two central heating radiators, coving to the ceiling, fitted wardrobes and door to en suite shower room.

En Suite Shower Room

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, bidet, corner direct feed shower enclosed, extractor fan, fully tiled elevations and vinyl flooring.

Bedroom Two

14'11 x 10' (4.55m x 3.05m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

14'4 x 9' (4.37m x 2.74m)

UPVC double glazed window, central heating radiator, vanity top wash basin with traditional taps and fitted wardrobes.

Bedroom Four

11'11 x 10'4 (3.63m x 3.15m)

UPVC double glazed stone mullioned window, central heating radiator, fitted desk and vanity top wash basin with traditional taps.

Bathroom

8'11 x 5'5 (2.72m x 1.65m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, bidet, panel bath with mixer taps and overhead direct feed shower, fully tiled elevations and vinyl flooring.

External

Rear

Enclosed courtyard garden with paving, bedding areas, hot tub, outdoor water supply and access to single garage.

Garage

16'9 x 8'4 (5.11m x 2.54m)

Front

Cobbled driveway providing off road parking for two vehicles parked in tandem.



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