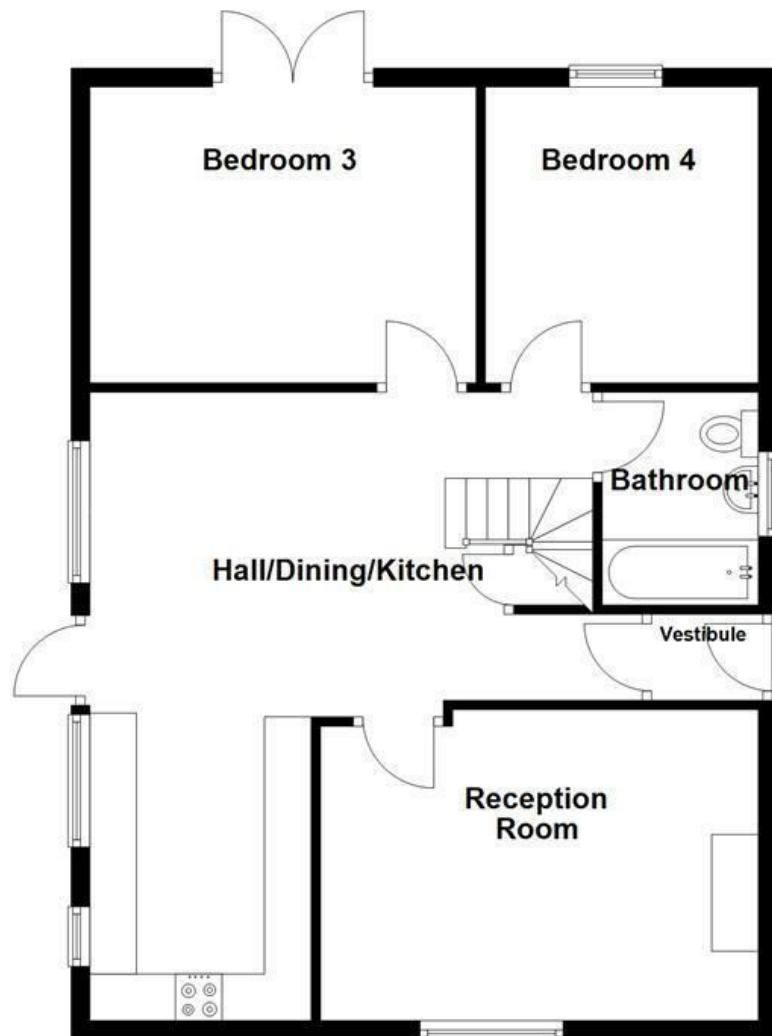


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
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.

## Lakeland Close, Billington, BB7 9LN

### £325,000

A SPACIOUS DETACHED FAMILY HOME ON AN ELEVATED POSITION

Situated in the desirable area of Lakeland Close, Billington, this substantial detached family home offers a perfect blend of space and comfort. Upon entering, you will find a welcoming reception room that leads seamlessly into an open plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The layout includes two bedrooms conveniently located on the ground floor, accompanied by a downstairs bathroom, providing flexibility for various family arrangements or accommodating guests.

The property is set on a cul de sac with a generous plot, boasting an enclosed rear garden that offers a private outdoor space for relaxation and play. Additionally, off-road parking and a single garage provide ample storage and convenience for your vehicles.

Situated in a popular and convenient location with views of Pendle Hill and Stonyhurst, this home benefits from easy access to nearby schooling, making it an excellent choice for families with children. Furthermore, major commuter routes are within reach, ensuring that you can travel with ease to surrounding areas.

This delightful detached house on Lakeland Close presents a wonderful opportunity for those seeking a family home in a friendly neighbourhood. With its adaptable living spaces and outdoor amenities, it is sure to meet the needs of modern family life. Don't miss the chance to make this charming property your own.

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# Lakeland Close, Billington, BB7 9LN

## £325,000

 4  2  1  C

- Tenure Freehold
  - Off Road Parking With Drive And Access To Garage
  - Abundance Of Space
  - Easy Access To Major Commuter Routes
- Council Tax Band C
  - Detached Property Situated On A Cul De Sac
  - Open Plan Living
- EPC Rating C
  - Viewing Essential
  - Sought After Area With Views Of Pendle Hill And Stonyhurst

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'9 x 3' (1.14m x 0.91m)

Tiled effect flooring, door to hall and open to dining room.

#### Hall/Dining Room

18' x 10'10 (5.49m x 3.30m)

UPVC double glazed window, central heating radiator, smoke alarm, tiled effect flooring, doors to reception room, two bedrooms, bathroom, open to kitchen, UPVC double glazed door to side/rear and stairs to first floor.

#### Reception Room

15'11 x 10'11 (4.85m x 3.33m)

UPVC double glazed window, central heating radiator, coving, electric log burning effect stove and television point.

#### Bathroom

7'6 x 5'6 (2.29m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, extractor fan, part tiled elevation, shaving point and vinyl flooring.

#### Bedroom Three

13'7 x 10'5 (4.14m x 3.18m)

Central heating radiator, coving, television point and UPVC double glazed French doors to rear garden.

#### Bedroom Four

10'5 x 10' (3.18m x 3.05m)

UPVC double glazed window and central heating radiator.

#### Kitchen

10'9 x 7'9 (3.28m x 2.36m)

Two UPVC double glazed windows, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine and tiled effect flooring.

### First Floor

#### Landing

Velux window, doors to two bedrooms, shower room and storage.

#### Bedroom One

16'2 x 13'3 (4.93m x 4.04m)

Velux window, two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

15'10 x 10'1 (4.83m x 3.07m)

Velux window, two UPVC double glazed windows, central heating radiator and door to shower room.

### Shower Room

8'4 x 7'11 (2.54m x 2.41m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed starburst shower and rinse head, part tiled elevation, shaving point, extractor fan and tiled floor.

### External

#### Rear

Enclosed garden, gravel chippings, bedding areas, mature shrubs, tree and laid to lawn. Property is situated on a cul de sac.

#### Front

Laid to lawn garden, driveway for off road parking and access to a single garage.

#### Garage

19' x 7'2 (5.79m x 2.18m)



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