



New Row, Colne, BB8 8BS

£425,000

CHARMING THREE BEDROOM DETACHED COTTAGE

Welcome to Laithe House located on New Row, Winewall, Colne, this impressive three-bedroom detached cottage is a true gem. With its characterful features and modern conveniences, it offers a perfect blend of comfort and style for families or those seeking a peaceful retreat.

As you approach the property, you will be greeted by a spacious driveway with access to a large detached double garage fitted with solar panels, providing ample space for vehicles and storage. The cottage boasts a generous enclosed garden to the side elevation with gated access to a further wild garden to the rear of the property. A perfect space for additional parking or development of an additional external building.

Inside, the cottage features two well-proportioned double bedrooms and a generous third bedroom, ensuring plenty of space for family or guests. The modern family bathroom is thoughtfully designed, offering a relaxing space to unwind. The spacious lounge, complete with a cosy log burner, creates a warm and inviting atmosphere, perfect for those chilly evenings.

The kitchen dining area is equipped with fitted appliances, making it a practical space for cooking and entertaining. Adjacent to this, a bright conservatory overlooks the garden, allowing natural light to flood in and providing a lovely spot to enjoy your morning coffee. The double doors from the conservatory lead into a second reception room, offering additional living space that can be tailored to your needs.

This cottage is bursting with character and charm, making it a wonderful place to call home. With its desirable location and thoughtful layout, it is sure to appeal to a variety of buyers. Don't miss the opportunity to make this enchanting property your own.



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		50	
(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.

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- Charming Detached Cottage
- Contemporary Fitted Dining Kitchen
- Gated Driveway and Large Detached Double Garage
- EPC Rating E
- Three Bedrooms
- Bursting with Charm
- Tenure Freehold
- Two Bathrooms
- Rural Location
- Council Tax Band E

Ground Floor

Entrance Vestibule

11'11 x 4'10 (3.63m x 1.47m)

Composite double glazed frosted stable front door, two UPVC double glazed windows, spotlights, plumbing for washing machine, tiled flooring and open to kitchen/dining area.

Kitchen/Dining Area

19'7 x 9'11 (5.97m x 3.02m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite work surfaces and upstands, breakfast bar, inset stainless steel sink with mixer tap and integrated draining ridges, range cooker with five ring gas hob and integrated extractor hood, integrated fridge freezer, integrated dishwasher, smoke detector, exposed beam, tiled flooring, doors leading to reception room one, conservatory, shower room and stairs to first floor.

Shower Room

7'0 x 5'9 (2.13m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, partially tiled elevations and tiled flooring.

Reception Room One

19'5 x 14'7 (5.92m x 4.45m)

Two UPVC double glazed windows, central heating radiator, cast iron log burner with exposed stone surround and wooden mantel, television point, part wood panelled elevation and exposed beams.

Conservatory

12'1 x 11'3 (3.68m x 3.43m)

UPVC double glazed windows, double glazed roof, tiled flooring with WIFI enabled underfloor heating, hardwood double doors to reception room two and UPVC double glazed sliding door to rear.

Reception Room Two

13'2 x 10'9 (4.01m x 3.28m)

Two UPVC double glazed windows, central heating radiator, exposed beams, feature wall lights, part stone and part wood panelled elevations.

First Floor

Landing

14'5 x 3'0 (4.39m x 0.91m)

UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms and family bathroom.

Bedroom One

13'3 10'5 (4.04m x 3.18m)

Two UPVC double glazed windows, central heating radiator and open to en suite.

En Suite

6'4 x 6'3 (1.93m x 1.91m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and storage.

Bedroom Two

14'8 x 9'9 (4.47m x 2.97m)

Two UPVC double glazed windows and two central heating radiators.

Bedroom Three

10'11 x 6'1 (3.33m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

6'5 x 5'10 (1.96m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, extractor fan and wood effect lino flooring.

External

Rear

Enclosed laid to lawn garden to side elevation with paved patio, decking, bedding and gated access to further wild garden with timber shed at rear.

Front

Gated driveway with stone chippings and access to detached double garage.

Detached Double Garage

22'2 x 20'4 (6.76m x 6.20m)

Three UPVC double glazed windows, power, lighting, water supply, twin skinned, mezzanine floor for storage, up and over garage door and solar panels installed.



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