



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(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.

Lanky Gardens, Colne, BB8 8FJ

£325,000

AN IMPRESSIVE FIVE BEDROOM FAMILY HOME

Flowing internally with spacious living accommodation and open plan dining kitchen that is perfectly suited for a growing family looking for their dream family home, this five bedroom, detached family home is presented to the highest standard with modern fixtures and fittings throughout. Nestled on a sought after estate in Colne, the property provides easy access to local amenities and is close to local commuter routes to neighbouring towns.

The property comprises briefly, to the ground floor: a welcoming entrance hallway which leads on to the reception room, kitchen/dining area and staircase to the first floor. The kitchen/dining area provides access to the utility room which leads on to the downstairs WC. The first floor landing comprises of doors that lead on to the main bedroom with en suite, a further four bedrooms and three piece family bathroom.

Externally, the property boasts an Indian stone flagged patio to the rear with a laid to lawn garden and decking area. To the front of the property is a tarmac driveway, laid to lawn garden and access to the garage.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience.

Lanky Gardens, Colne, BB8 8FJ

£325,000

 5  2  1  B

- Impressive Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- Council Tax Band D

- Five Bedrooms
- En Suite To Main Bedroom
- Tenure Freehold

- Contemporary Fitted Dining Kitchen
- Enclosed Rear Garden
- EPC Rating B

Ground Floor

Entrance Hallway

16'4" x 6'3" (5.00m x 1.91m)

Composite front entrance door, central heating radiator, stairs to the first floor and doors to the kitchen and reception room.

Reception Room

15'1" x 10'5" (4.60m x 3.20m)

UPVC double glazed window, central heating radiator and television point.

Kitchen

21'1" x 9'8" (6.43m x 2.95m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring induction hob, extractor hood, dishwasher, space for fridge freezer, spotlights, wood effect flooring, door to the utility and UPVC double glazed French doors to the rear.

Utility Room

6'5" x 5'4" (1.96m x 1.63m)

Central heating radiator, range of base units with laminate surfaces, plumbing for washing machine, space for dryer, boiler, wood effect flooring, door to WC and composite door to the rear.

WC

4'7" x 2'11" (1.42m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and wood effect flooring.

First Floor

Landing

Loft access, doors to five bedrooms and bathroom.

Bedroom One

13'3" x 10'5" (4.06m x 3.20m)

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

En Suite

7'6" x 4'5" (2.31m x 1.37m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, spotlights and tiled flooring.

Bedroom Two

11'1" x 10'5" (3.38m x 3.20m)

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

Bedroom Three

10'2" x 9'1" (3.10m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'8" x 9'10" (3.58m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Five

7'1" x 6'11" (2.16m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1" x 5'4" (2.77m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, part tiled elevations, spotlights and laminate flooring.

External

Front

Driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with paving and decked area.



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