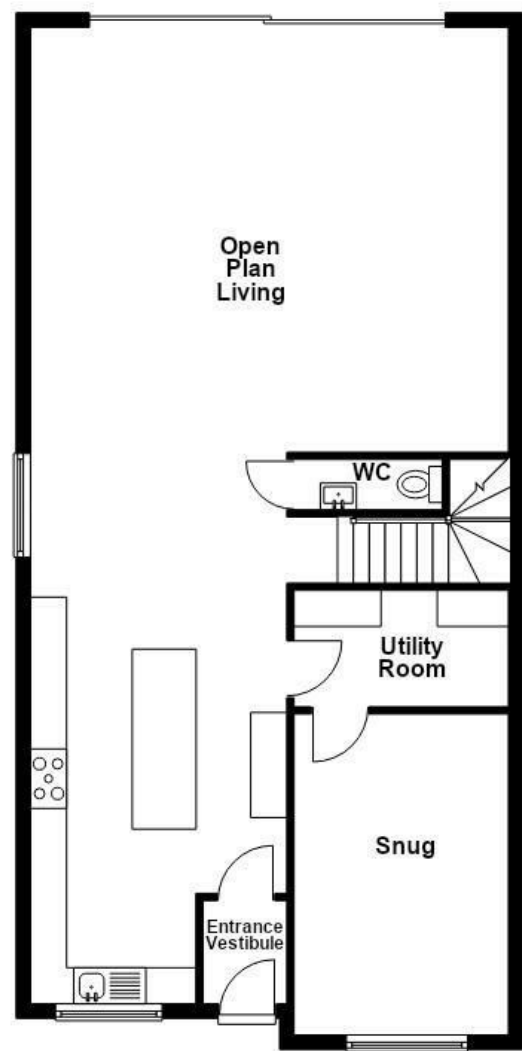
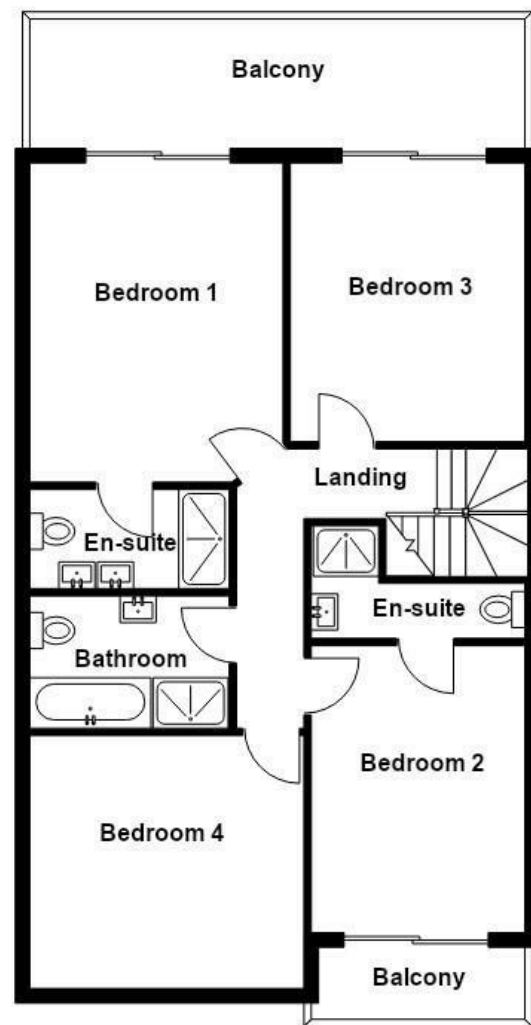


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(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		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Links Lane, Blackburn, BB2 5JL

Offers Over £675,000

A UNIQUE FOUR BEDROOM FAMILY HOME WITH STUNNING VIEWS LOCATED ON A PRIVATE LANE NOT TO BE MISSED

Nestled in the charming village of Pleasington, Blackburn, this exquisite four-bedroom family home offers a unique blend of modern living and picturesque surroundings. The property boasts stunning views that wrap around the back, also over looking Pleasington golf club, providing a serene backdrop of fields where sheep, deer, and cows can often be seen. Imagine enjoying your morning brew on the delightful balcony, which overlooks the lush golf course, creating a perfect setting for relaxation. To the rear of the property there are integrated solar panels with battery storage. This modern energy efficient property houses an air source heat pump which runs the hot water and underfloor heating.

At the heart of this home is a beautifully designed kitchen, dining, and living area that is bright and inviting. The space is enhanced by sliding doors that lead directly into the landscaped garden, seamlessly blending indoor and outdoor living. The ground floor also features a convenient separate snug, utility room and a well-appointed WC, ensuring practicality for family life. Upstairs, you will find four generously sized double bedrooms, two of which come with en-suite bathrooms, providing comfort and privacy for family members or guests. Two of the bedrooms are equipped with fitted wardrobes, offering ample storage space. The modern family bathroom is a true highlight, featuring a luxurious jetted bath, perfect for unwinding after a long day. This stylish family home is not just a residence; it is a lifestyle choice, set in the heart of Pleasington, where community spirit thrives. With its blend of elegance, comfort, and stunning views, this property is an exceptional opportunity for those seeking a tranquil yet vibrant place to call home.

Links Lane, Blackburn, BB2 5JL

Offers Over £675,000

**4**

**3**

**2**

**A**

- Unique Four-Bedroom Family Home Located On A Private Lane
 - Four Generously Sized Double Bedrooms
 - Off Road Parking For Numerous Vehicles With Resin Drive
- Stunning Views To Front And Rear
 - Two En-Suite Bedrooms
 - EPC Rating - A Council Tax Band - E
- Beautiful Open-Plan Kitchen Living Space
 - Landscaped Front And Rear Garden With Balconies To Front And Rear
 - Easy Access To Major Network Links And Close Proximity To Well Regarded Schools

Ground Floor

Entrance

Composite secure partially frosted door to entrance vestibule.

Entrance Vestibule

4'2 x 3'10 (1.27m x 1.17m)

Hardwood single glazed window, wood herringbone wooden flooring.

Open Plan

Kitchen/Dining/Reception

40'8 x 22'6 (12.40m x 6.86m)

UPVC double glazed window, gloss wall and base units with marble effect surfaces, stainless steel one and a half sink and drainer with mixer tap, five ring induction hob, extractor hood, integrated appliances compiling of electric oven, microwave, dishwasher and fridge freezer, wine cooler, central island, pendant lighting, spotlights, smoke alarm, under unit lighting, television point, ethernet, wi fi extender, LVT flooring, water underfloor heating with thermostat, door to utility room and WC. The reception and dining areas benefit from porcelain tiles, television point, ethernet, ceiling centre lights and aluminium double glazed sliding doors to rear and an oak/glass staircase with floor lights leading to the first floor.

WC

6'9 x 2'7 (2.06m x 0.79m)

Two piece suite comprising of a dual flush WC and a vanity top wash basin with mixer tap, extractor fan, porcelain tiles with water underfloor heating and thermostat.

Utility Room

9'6" x 5'1" (2.91 x 1.57)

Gloss wall and base units with marble effect surfaces, plumbing for washing machine, space for dryer, space for fridge freezer, extractor fan, LVT flooring, water underfloor heating with thermostat, door to snug.

Snug

13'2 x 9'8 (4.01m x 2.95m)

UPVC double glazed window, television point, ethernet, herringbone wooden floor, water underfloor heating with thermostat.

First Floor

Landing

14'1 x 12'6 (4.29m x 3.81m)

UPVC double glazed window, smoke alarm, spotlights, loft

access which is fully boarded with power and lighting, feature wall lights, doors to four bedrooms and bathroom, water underfloor heating with thermostat.

Bedroom One

14'3 x 11'7 (4.34m x 3.53m)

UPVC double glazed sliding doors to balcony, fitted wardrobes, illuminated mirror, television point, ethernet, oak wooden flooring, water underfloor heating with thermostat, door to en suite.

En Suite

9'1 x 4'6 (2.77m x 1.37m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, Jack and Jill vanity top wash basins with mixer taps, walk in rainfall power shower and rinse head, illuminated mirror, spotlights, extractor fan, mermaid shower boards, LVT flooring, water underfloor heating with thermostat.

Bedroom Two

13'1 x 9'6 (3.99m x 2.90m)

LVT flooring, water underfloor heating with thermostat, television point, ethernet, door to en suite, UPVC double glazed sliding doors with feature window above leading to balcony. Balcony has heating, lighting and power.

En Suite

9'7 x 5'10 (2.92m x 1.78m)

UPVC double glazed frosted window, three piece suite comprising of a dual flush WC, heated towel rail, vanity top wash basin with mixer tap and an enclosed direct feed rainfall shower and rinse head, mermaid shower boards, spotlights, extractor fan, LVT flooring, water underfloor heating with thermostat.

Bedroom Three

12'7 x 10'7 (3.84m x 3.23m)

Fitted wardrobes, LVT flooring, water under floor heating with thermostat, television point, ethernet, UPVC double glazed sliding doors to balcony. Balcony has lighting and power.

Bedroom Four

12'6 x 10'10 (3.81m x 3.30m)

UPVC double glazed window, television point, ethernet, LVT flooring, water underfloor heating with thermostat.

Bathroom

9'2 x 6 (2.79m x 1.83m)

UPVC double glazed frosted window, four piece suite

comprising of a dual flush WC, heated towel rail, vanity top wash basin with mixer tap, panelled jet bath with mixer tap, enclosed direct feed rainfall power shower and rinse head, spotlights, extractor fan, mermaid shower boards, LVT flooring, water under floor heating with thermostat.

External

Impressive views to front and rear.

Rear

Large patio leading to lawn and bedding areas with open views. The roof has integrated solar panels with extra battery storage.

Front

Resin driveway with external lighting, tiered garden with power sockets, EV charging point, bedding areas, composite decking area, parking for numerous vehicles and views over Pleasington golf club.

