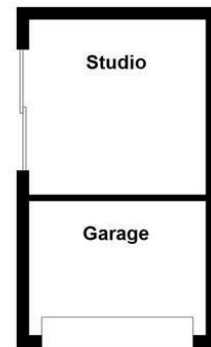
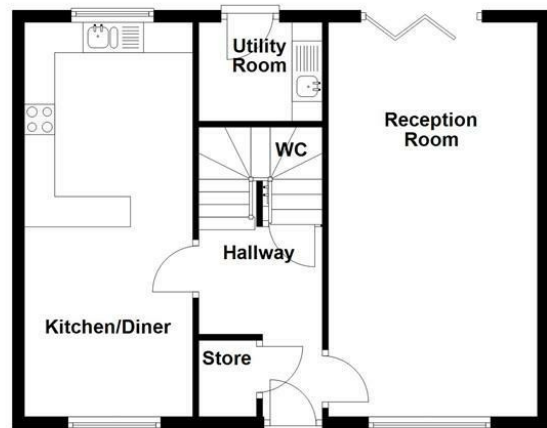
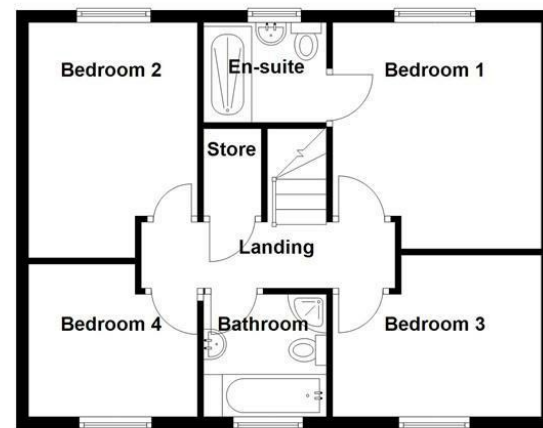



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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.

Long Ing Lane, Barnoldswick, BB18 6BJ

Offers Over £350,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled on Long Ing Lane in the charming town of Barnoldswick, this exquisite detached family home is a true gem. Presented and maintained to the highest standard, the property boasts immaculate interiors and modern fixtures that create a welcoming atmosphere throughout.

As you enter, you will be greeted by a spacious reception room that flows seamlessly into an open-plan kitchen diner, perfect for family gatherings and entertaining guests. The kitchen is complemented by a separate utility room, ensuring practicality for everyday living. The ground floor also features a convenient downstairs WC, enhancing the home's functionality.

This delightful residence offers four generously sized bedrooms, providing ample space for family members or guests. The two well-appointed bathrooms ensure that morning routines are a breeze, catering to the needs of a busy household. Additionally, a partially converted garage has been transformed into a fantastic studio, ideal for a home office or creative space.

Outside, the property is surrounded by beautifully landscaped gardens, offering a serene retreat for relaxation and outdoor activities. Ample off-road parking is available, along with a garage for additional storage, making this home both practical and stylish.

Long Ing Lane, Barnoldswick, BB18 6BJ

Offers Over £350,000

4 2 1 B

- An Exquisite Detached Family Home
- Envious Garden Space With Partially Converted Garage
- Off Road Parking
- Tenure Freehold
- Four Bedrooms
- Sought After Location
- Council Tax Band D
- Modern Throughout
- Stylish Interiors
- EPC Rating B

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

15'8 x 6'8 (4.78m x 2.03m)

Central heating radiator, smoke alarm, wood panelled elevations, dado rail, storage cupboard, tiled flooring, oak doors to a WC, reception room and kitchen diner, staircase to the first floor.

Reception Room

21'4 x 11'4 (6.50m x 3.45m)

UPVC double glazed window, central heating radiator, television point, UPVC double glazed bifolding doors to the rear.

Kitchen Diner

21'4 x 9'4 (6.50m x 2.84m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, laminate surface, composite one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, wood panelled elevations, tiled flooring, oak door to the utility room.

Utility Room

6'8 x 5'4 (2.03m x 1.63m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, laminate surface, stainless steel sink and drainer with mixer tap, integrated washer/dryer and boiler, extractor fan, tiled flooring, UPVC double glazed door to the rear.

WC

5'1 x 3'2 (1.55m x 0.97m)

Central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, extractor fan, tiled flooring.

First Floor

Landing

13'4 x 7'9 (4.06m x 2.36m)

Central heating radiator, smoke alarm, loft access, wood panelled elevations, storage cupboard, oak doors to four bedrooms and bathroom.

Bedroom One

12'4 x 11'5 (3.76m x 3.48m)

UPVC double glazed window, central heating radiator, television point, oak door to the en suite.

En Suite

6'8 x 5'5 (2.03m x 1.65m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

Bedroom Two

12'1 x 9'8 (3.68m x 2.95m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'6 x 8'8 (3.51m x 2.64m)

UPVC double glazed window, central heating radiator.

Bedroom Four

9'1 x 8'8 (2.77m x 2.64m)

UPVC double glazed window, central heating radiator.

Bathroom

7'7 x 6'8 (2.31m x 2.03m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosure with rinse head, panelled bath with mixer tap, tiled elevations, spotlights, extractor fan, inset shelving, tiled flooring.

External

Front

Garden with paving and bedding, off road parking and access to the garage.

Rear

Enclosed garden with laid to lawn, paving, bedding, stone chippings, integrated bar area, access to the studio.

Studio

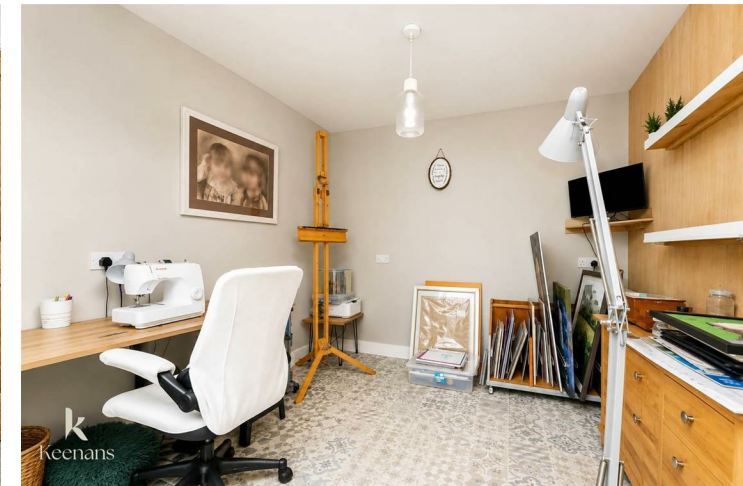
9'7 x 9'6 (2.92m x 2.90m)

Power, lighting, tiled effect Lino flooring.

Garage

9'7 x 7'3 (2.92m x 2.21m)

For storage, up and over garage door.



Tel: 01282469023

www.keenans-estateagents.co.uk