



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>93</b>
(81-91) <b>B</b>	<b>84</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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## Lime Close, Clitheroe, BB7 4UA

### Offers Over £399,950

A STUNNING FOUR-BEDROOM DETACHED FAMILY HOME

Nestled in the sought-after Lime Close, Clitheroe, this stylish and neutrally finished four-bedroom detached family home is a true gem. Boasting one reception room and two bathrooms, this property offers ample space for comfortable living. The natural stone exterior, complemented by a traditional slate-tiled roof, adds character and charm to the property, making it a standout choice in the neighbourhood.

Situated in a popular area on the outskirts of Clitheroe, the property provides easy access to major commuter routes, making it ideal for those who need to travel for work or leisure. Its proximity to reputable schools also makes it a perfect choice for a growing family looking to settle down in a welcoming community.

The low maintenance garden is perfect for relaxing outdoors without the hassle of extensive upkeep. Additionally, the charming residents-only walk along the nearby brook adds a touch of tranquility to the surroundings, providing a peaceful retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and experience the comfort and convenience that this Clitheroe residence has to offer.

# Lime Close, Clitheroe, BB7 4UA

Offers Over £399,950



- Exquisite Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band E

## Ground Floor

### Entrance Hall

4'4 x 3'11 (1.32m x 1.19m)

Composite double glazed frosted front door, central heating radiator, smoke detector, door to reception room and stairs to first floor.

### Reception Room

16'9 x 11'2 (5.11m x 3.40m)

UPVC double glazed box bay window, central heating radiator, television point, door to understairs storage and steps down to kitchen/dining area.

### Kitchen/Dining Area

17'0 x 12'8 (5.18m x 3.86m)

Five UPVC double glazed windows, central heating radiator, range of Leicht high gloss wall and base units with laminate worktops, integrated high rise Neff oven and grill, Neff four ring induction hob and extractor hood, glass splashback, one and a half bowl stainless steel sink and drainer with mixer tap, integrated Neff fridge freezer, integrated Neff dishwasher, wood effect laminate flooring, door to utility and UPVC double glazed French doors to rear.

### Utility

6'1 x 5'4 (1.85m x 1.63m)

UPVC double glazed window, base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated Neff washing machine, fuse box, wood effect laminate flooring, door to WC and composite double glazed frosted door to side elevation.

### WC

6'1 x 3'3 (1.85m x 0.99m)

UPVC double glazed frosted window, central heating radiator, Roca dual flush WC, Roca wall mounted wash basin with mixer tap, extractor fan and wood effect laminate flooring.

## First Floor

### Landing

Central heating radiator, loft access, smoke detector, doors leading to four bedrooms and family bathroom.

### Bedroom One

13'10 x 11'2 (4.22m x 3.40m)

UPVC double glazed window, central heating radiator, quality double freestanding wardrobe door to en suite.

## En Suite

6'0 x 5'4 (1.83m x 1.63m)

UPVC double glazed frosted, central heated towel rail, Laufen dual flush WC, Laufen vanity top wash basin with mixer tap, corner direct feed rainfall shower and rinse head, part tiled elevations, extractor fan, spotlights and wood effect laminate flooring.

## Bedroom Two

11'7 x 9'7 (3.53m x 2.92m)

UPVC double glazed window, central heating radiator, door to understairs storage.

## Bedroom Three

9'5 x 9'4 (2.87m x 2.84m)

UPVC double glazed window and central heating radiator.

## Bedroom Four

9'5 x 7'8 (2.87m x 2.34m)

UPVC double glazed window, central heating radiator and quality single freestanding wardrobe.

## Bathroom

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, Roca dual flush WC, Roca wall mounted wash basin with mixer tap, double panel bath with overhead direct feed rainfall shower and rinse head, spotlights, extractor fan, part tiled elevations and wood effect laminate flooring.

## External

### Rear

Enclosed garden with laid to lawn and paved patio.

### Front

Laid to lawn garden and block paved driveway leading to garage.

### Garage

16'11 x 9'4 (5.16m x 2.84m)

Power, lighting, boiler and electric remote up and over door.



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