



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			
(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.

Newby, Rimington, BB7 4DZ

Offers Over £399,950

A GORGEOUS TWO BEDROOM HOME IN THE PICTURESQUE VILLAGE OF RIMINGTON

Nestled in the picturesque village of Newby, Rimington, this delightful two-bedroom bungalow offers a perfect blend of comfort and charm. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The modern four-piece bathroom suite adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable.

The property boasts a charming garden, perfect for enjoying the tranquil surroundings, along with a detached garage and ample parking space. The vibrant village community enhances the appeal of this residence, making it an excellent choice for couples seeking single-storey living or small families in search of a peaceful rural retreat.

One of the standout features of this bungalow is its stunning countryside views, which provide a serene backdrop to everyday life. Despite its idyllic rural setting, the property is in easy walking distance to the award-winning Michelin Green Star restaurant 'Gazegill'. Also with convenient access to nearby towns such as Clitheroe and Barrowford and excellent transport links to the A59 and M65, making commuting or exploring further afield a breeze.

This charming bungalow in Newby, Rimington, is a rare find, with recent approved planning permission to provide two further bedrooms and a bathroom should any potential purchaser wish to add additional space. Overall offering a harmonious lifestyle in a sought-after location. Whether you are looking to settle down in a quiet village or simply wish to enjoy the beauty of the countryside, this property is sure to meet your needs. Don't miss the opportunity to make this lovely home your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Newby, Rimington, BB7 4DZ

Offers Over £399,950



- Impressive Detached Bungalow
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating TBC
- Two Bedrooms
- Four Piece Bathroom
- Freehold
- Fitted Kitchen
- Laid To Lawn Gardens
- Council Tax Band E

Ground Floor

Entrance Hallway

9'10 x 7' (3.00m x 2.13m)

UPVC double glazed entrance door, central heating radiator, spotlights, smoke alarm, wood effect flooring and doors to two bedrooms, bathroom and reception room two.

Bedroom One

14'11 x 11' (4.55m x 3.35m)

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

Bedroom Two

12'4 x 9'10 (3.76m x 3.00m)

UPVC double glazed window, central heating radiator, spotlights and loft access.

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, freestanding oval bath with floor mounted mixer tap, direct feed shower unit, tiled elevations, spotlights, extractor fan and wood effect flooring.

Reception Room Two

11'3 x 9'3 (3.43m x 2.82m)

UPVC double glazed window, central heating radiator, wood effect flooring, open to the kitchen and door to reception room one.

Kitchen

11'2 x 8'7 (3.40m x 2.62m)

UPVC double glazed window, range of panelled wall and base units, oven with four ring electric hob, extractor hood, ceramic Belfast sink, integrated dishwasher, space for fridge freezer, spotlights, wood effect flooring and door to the utility.

Utility Room

6'5 x 4'4 (1.96m x 1.32m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for dryer and UPVC double glazed door to the rear.

Reception Room One

18'4 x 11'10 (5.59m x 3.61m)

Three UPVC double glazed windows, two central heating radiators, cast iron multi fuel burning stove with flagged hearth and spotlights.

External

Laid to lawn garden with planted beds, paving, gravel chippings, driveway providing off road parking and access to a detached garage.



Tel: 01200422824

www.keenans-estateagents.co.uk