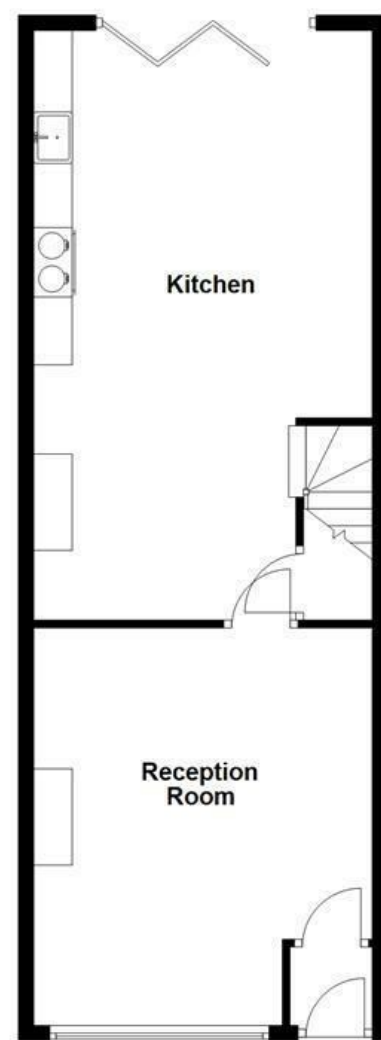
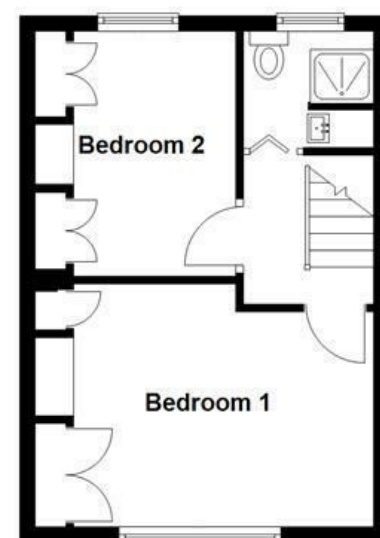


Ground Floor



First Floor



Rimington Lane, Rimington, BB7 4DS

£399,950

AN IMPRESSIVE HOME IN THE HEART OF RIMINGTON

Nestled in the picturesque village of Rimington, this charming house on Rimington Lane offers a delightful blend of modern comfort and traditional cottage charm. With stunning views of Pendle Hill, this property is perfect for those seeking a tranquil rural retreat while still enjoying convenient access to the nearby towns of Clitheroe, Skipton, and Burnley.

The house features two well-proportioned bedrooms and a stylish wetroom, making it an ideal choice for a professional couple or anyone looking to escape to the countryside. The heart of the home is a welcoming reception room that exudes warmth and character, enhanced by solid oak doors and skirting throughout.

Having undergone extensive renovations during the current owner's occupancy, this property boasts a host of modern upgrades. These include new plumbing, rewiring, a full new roof, and a thoughtfully designed kitchen extension that enhances the living space. The new windows and doors not only improve energy efficiency but also allow natural light to flood the interiors, creating a bright and inviting atmosphere.

The exterior of the property has been beautifully landscaped, providing a lovely outdoor space to enjoy the surrounding countryside. Additionally, a full CCTV and alarm system has been

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.

Rimington Lane, Rimington, BB7 4DS

£399,950



- Two Bedrooms
 - Spacious Kitchen Extension
 - Parking: Private Driveway
 - Tenure: Freehold
- Stunning Village Location
 - Modern Aesthetics Blended with Cottage Charm
 - Council Tax Band C
- Fully Renovated
 - Generous Rear Garden
 - EPC Rating: Awaiting

Ground Floor

Entrance

Composite double glazed entrance door leading to the vestibule.

Vestibule

3'6 x 3'4 (1.07m x 1.02m)

Tiled flooring, door leading to reception room one.

Reception Room One

16'7 x 14'5 (5.05m x 4.39m)

UPVC double glazed window, spot lights, central heating radiator, smoke alarm, cast iron multifuel burning stove with flagged heart and stone surround, television point, door to kitchen/diner.

Kitchen/Diner

25'1 x 14'3 (7.65m x 4.34m)

UPVC bifolding doors to the rear garden, spots lights, panelled wall and base units with island and breakfast bar and granite worktops, electric Esse range cooker with plate warmer, extractor hood and tiled splashbacks, ceramic Belfast sink with integrated draining ridges and mixer tap, induction and grill, integrated microwave oven, fridge freezer, dishwasher and washer dryer, enclosed oil fired boiler, log burning stove, tiled flooring with wet underfloor heating, stairs leading to the first floor, door to understairs storage.

First Floor

Landing

Loft access to a fully boarded loft with ladder and lighting, smoke alarm spotlights, doors leading to two bedrooms and a wetroom.

Wetroom

5'7 x 5'3 (1.70m x 1.60m)

Wooden Bi-fold door, UPVC double glazed frosted window, central heating towel rail, dual flush WC, marble wash basin with mixer tap, walk in direct feed rainfall shower with rinsehead, fully tiled elevations, spotlights, extractor fan, tiled flooring, electric underfloor heating.

Bedroom One

14'5 x 10'4 (4.39m x 3.15m)

UPVC double glazed window, central heating radiator, fitted wardrobes, views towards Pendle Hill.

Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)

UPVC double glazed window, spot lights, central heating radiator, fitted wardrobes.

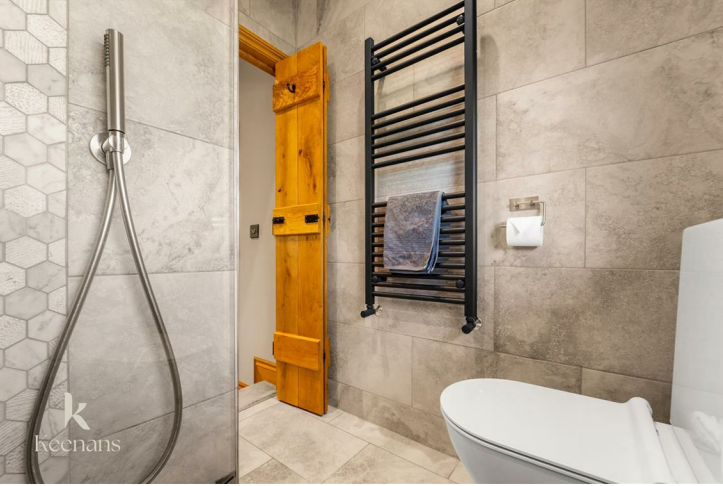
External

Front

Resin driveway providing off-road parking.

Rear

Laid to lawn garden with paved patios and garden storage units and sheds.



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