



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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 Lane, Rimington, BB7 4FH

£389,000

A GORGEOUS SIX BEDROOM FAMILY HOME IN A PICTURESQUE VILLAGE LOCATION

Welcome to this charming six-bedroom home located on Newby Lane in the picturesque village of Rimington, Clitheroe. This delightful property is perfect for a growing family seeking a tranquil rural lifestyle while still enjoying convenient access to the nearby towns of Clitheroe, Skipton, and Burnley.

Set over three spacious floors, this residence boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The home features six well-appointed bedrooms, ensuring that everyone has their own comfortable retreat. Additionally, there are two bathrooms and an ensuite, catering to the needs of a busy family.

Rimington is known for its vibrant rural community, where residents can partake in a variety of village events hosted at the local Pavilion. This sense of community adds to the charm of living in this idyllic location, making it an ideal choice for those who appreciate the beauty of the countryside.

With its generous living space and the allure of village life, this property presents a wonderful opportunity for anyone looking to embrace a serene lifestyle in the heart of the Ribble Valley. Don't miss the chance to make this lovely house your new home.

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

# Newby Lane, Rimington, BB7 4FH

£389,000

 6  3  2  E

- Charming Mid Terrace Property
- Abundance of Living Space
- On Street Parking
- EPC Rating E

## Ground Floor

### Entrance Vestibule

5'10 x 5'4 (1.78m x 1.63m)

Hardwood front door, tiled flooring, doors leading to reception room one and boot room.

### Reception Room One

19'5 x 15'6 (5.92m x 4.72m)

Two UPVC double glazed windows, electric radiator, multifuel log burner with exposed brick surround, hearth and wooden mantel, exposed beams, integrated alcove shelving, two feature wall lights and open to reception room two.

### Reception Room Two

16'8 x 12'8 (5.08m x 3.86m)

UPVC double glazed window, electric radiator, decorative fireplace, integrated alcove shelving, two feature wall lights, wood effect laminate flooring, door to kitchen and stairs to first floor.

### Kitchen

13'3 x 12'3 (4.04m x 3.73m)

UPVC double glazed window, electric radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout spring mixer tap, space for oven, integrated extractor hood, stainless steel splashback, space for fridge freezer, plumbing for washing machine, space for dryer, spotlights, exposed beam, tiled flooring, open to boot room and UPVC double glazed door to rear.

### Boot Room

10'4 x 5'5 (3.15m x 1.65m)

Storage, tiled flooring and door to hall.

## First Floor

### Landing

13'10 x 12'5 (4.22m x 3.78m)

Smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

### Bedroom One

16'3 x 12'6 (4.95m x 3.81m)

Two UPVC double glazed windows, electric radiator and door to en suite.

- Six Bedrooms
- Original Features Throughout
- Tenure Freehold

## En Suite

9'6 x 6'8 (2.90m x 2.03m)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower enclosed, spotlights, partially tiled elevations and wood effect lino flooring.

## Bedroom Three

15'2 x 11'1 (4.62m x 3.38m)

UPVC double glazed window and electric radiator.

## Bedroom Six

11'9 x 9'7 (3.58m x 2.92m)

UPVC double glazed window and electric radiator.

## Bathroom

9'7 x 5'5 (2.92m x 1.65m)

UPVC double glazed window, electric heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, spotlights, extractor fan and lino flooring.

## Second Floor

### Landing

9'10 x 4'6 (3.00m x 1.37m)

Loft access, smoke detector, doors leading to three bedrooms, Jack & Jill bathroom and airing cupboard.

## Bedroom Two

16'2 x 12'4 (4.93m x 3.76m)

Two UPVC double glazed windows, electric radiator, loft access and door to Jack & Jill Bathroom.

## Jack & Jill Bathroom

12'7 x 11'8 (3.84m x 3.56m)

Two UPVC double glazed windows, electric heated towel rail, pedestal wash basin with traditional taps, dual flush WC, double direct feed shower enclosed, freestanding rolltop bath with mixer tap and rinse head, extractor fan, part PVC panelled elevation and wood effect lino flooring.

## Bedroom Four

15'0 x 10'9 (4.57m x 3.28m)

Two UPVC double glazed windows and electric radiator.

## Bedroom Five

12'1 x 11'9 (3.68m x 3.58m)

UPVC double glazed window and electric radiator.

- Three Bathrooms
- Low Maintenance Externals
- Council Tax Band E

## External

### Rear

Enclosed yard with paving and stone chippings.

### Front

Gated forecourt with paving.



Tel: 01200422824

www.keenans-estateagents.co.uk