



## Whitehalgh Lane, Langho, BB6 8ET

### Offers Over £875,000

A STUNNING DETACHED FAMILY HOME WITH GENEROUS GARDENS

Nestled on the charming Whitehalgh Lane in Langho, this exquisite detached house, built in approximately 1750, offers a unique blend of historical charm and modern convenience. Spanning an impressive 1,862 square feet, this property has been thoughtfully extended in 2006, creating a spacious and inviting family home that is perfect for contemporary living.

The residence boasts four generously sized bedrooms, two of which feature ensuite facilities, ensuring comfort and privacy for all family members. The three versatile reception rooms provide ample space for relaxation and entertainment, while the spacious kitchen and dining room serve as the heart of the home, ideal for family gatherings and culinary adventures. A separate utility room adds to the practicality of this delightful abode. Set within beautifully maintained private gardens, this home offers a tranquil outdoor space for children to play and for adults to unwind. The property also includes an integral single garage and a detached double garage, along with a driveway that accommodates off-road parking for multiple vehicles, making it convenient for families with several cars.

The property is conveniently located near a railway station and several bus stops, ensuring easy access to nearby towns and cities. Families will appreciate the proximity to well-regarded primary and secondary schools, making this an ideal location for those with children. Furthermore, the house offers excellent transport links, with quick access to the M6, M66, and M62 motorways, connecting you to the bustling conurbations of Preston, Manchester, and Leeds.

Additionally, the property benefits from a plot of approximately two thirds of an acre which has the planning potential for at least two large properties, a fantastic development opportunity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(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.



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## Offers Over £875,000

 4  4  3  D

- Outstanding Detached Property Built in Approx. 1750
  - Bursting with Character and Charm
  - Ample Off Road Parking and Double Detached Garage
  - EPC Rating D
- Four Spacious Bedrooms
  - Abundance of Living Space
  - Tenure Freehold
- Four Bathrooms
  - Extensive Plot
  - Council Tax Band F

### Ground Floor

#### Entrance Porch

4'2 x 3'11 (1.27m x 1.19m)

Hardwood single glazed stable front door, hardwood single glazed windows and door to hall.

#### Hall

14'9 x 8'10 (4.50m x 2.69m)

Hardwood single glazed arch windows, central heating radiator, smoke detector, exposed beams, doors leading to reception room one, inner hall and stairs to first floor.

#### Reception Room One

15'0 x 14'9 (4.57m x 4.50m)

Hardwood single glazed arch windows, hardwood single glazed window, central heating radiator, exposed beams, gas connection for fire, two feature wall lights, television point and door to reception room two.

#### Reception Room Two

15'0 x 14'11 (4.57m x 4.55m)

Central heating radiator, exposed beams, wall inset gas fire, wood effect flooring, door to reception room three and UPVC double glazed windows and French doors to rear.

#### Reception Room Three

13'5 x 8'8 (4.09m x 2.64m )

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

#### Kitchen

20'1 x 17'1 (6.12m x 5.21m)

UPVC double glazed window, two central heating radiators, range of high gloss wall and base units with granite work surfaces, central island with breakfast bar, integrated high rise Neff combi oven and microwave with warming drawer, five ring Neff induction hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink with mixer tap and integrated draining ridges, integrated Neff dishwasher, integrated Neff fridge freezer, waste disposal, additional inset stainless steel sink with mixer tap, tiled flooring, doors leading to inner hall and utility.

#### Utility

9'2 x 9'0 (2.79m x 2.74m)

UPVC double glazed window, central heating radiator, stainless steel double sink and drainer with mixer tap, plumbing for washing machine, space for dryer, integrated freezer, tiled flooring, doors leading to garage and out to rear.

#### Garage

17'7 x 9'2 (5.36m x 2.79m)

Wall mounted Baxi boiler and electric up and over garage door.

#### Inner Hall

9'3 x 6'8 (2.82m x 2.03m)

Hardwood double glazed arch window, central heating radiator, smoke detector and door to shower room.

### Shower Room

7'2 x 6'8 (2.18m x 2.03m)

Hardwood double glazed arch frosted window, central heated towel rail, low basin WC, vanity top wash basin with mixer tap, electric feed shower, LED illuminate mirror, spotlights, extractor fan and Karndean tiled flooring.

### First Floor

#### Landing

Split level, two separate accesses to loft, doors leading to four bedrooms and family bathroom.

#### Bedroom One

17'1 x 16'10 (5.21m x 5.13m)

UPVC double glazed window, two central heating radiators, loft access, solid wood flooring, doors leading to walk-in wardrobe and en suite.

#### Walk-in Wardrobe

7'10 x 5'3 (2.39m x 1.60m )

Hardwood arch double glazed frosted window, central heating radiator, spotlights and solid wood flooring.

#### En Suite

8'4 x 5'3 (2.54m x 1.60m)

Hardwood double glazed frosted arch window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed shower, extractor fan, spotlights, partially tiled elevations and Karndean flooring.

#### Bedroom Two

9'10 x 9'5 (3.00m x 2.87m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring and open arch to dressing room.

#### Dressing Room

8'9 x 6'10 (2.67m x 2.08m)

UPVC double glazed window, central heating radiator, coving, loft access, wood effect flooring and door to en suite.

#### En Suite

8'7 x 2'6 (2.62m x 0.76m)

Dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, partially tiled elevations, extractor fan and wood effect flooring.

#### Bedroom Three

14'4 x 11'10 (4.37m x 3.61m)

Hardwood single glazed arch windows, central heating radiator and fitted wardrobes.

#### Bedroom Four

9'4 x 8'9 (2.84m x 2.67m)

Hardwood single glazed arch window and central heating radiator.

### Bathroom

12'2 x 4'7 (3.71m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and rinse head, partially tiled elevations, Karndean flooring and fitted storage.

### External

#### Rear

Extensive laid to lawn garden, mature shrubbery and trees, enclosing hedges and paved patios.

#### Front

Laid to lawn garden, bedding areas, ample off road parking and access to detached double garage.



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