

10 STUBBINS LANE  
SABDEN  
BB7 9EP

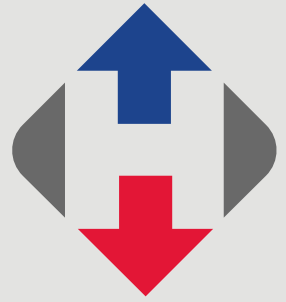
£275,000



- Spacious detached true bungalow
- Living room & dining kitchen
- Pleasant outlook, lawned gardens
- Gas CH & uPVC double glazing
- 2/3 bedrooms, 3-piece shower room
- Sought after village location
- Driveway & separate garage
- 85 m2 (915 sq ft) approx.

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Situated in a pleasant location in the much sought-after Ribble Valley village of Sabden, this detached true bungalow has been renovated over recent years for the current owner and now provides spacious and well maintained living accommodation. The property boasts lawned garden areas to the front and rear and benefits from a paved and gravel driveway leading to a good-sized detached garage.



The accommodation comprises an entrance porch, spacious living room, fitted dining kitchen, rear porch and cloakroom, two double bedrooms and either a third bedroom or a separate snug depending on the buyer's preference with a staircase to the attic space which is fully insulated and boarded. The property also benefits from a modern three-piece shower room.

**LOCATION:** Travel from Clitheroe up Pendle Road, crossing the A59 by-pass and continue over the Nick O'Pendle down into the village of Sabden. Travel to the bridge at Padiham Road, and turn left just before the bridge into Stubbins Lane. Number 10 can be found on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** With composite external door, solid wooden door with lead light window.

**LOUNGE:** 5.3m x 4.2m (17'5" x 13'8"); with feature stone fireplace and stone hearth, television and 2 telephone points, 3 wall light points, feature shallow bay window.

**INNER HALLWAY:** With built-in storage cupboard with shelving and heated stainless steel towel rail.

**DINING KITCHEN:** 7.0m x 2.6m (22'8" x 8'5"); range of fitted base and matching storage cupboards with complementary working

surfaces, electric cooker point, double drainer stainless steel sink unit, plumbed and drained for automatic washing machine, space for fridge freezer, half-tiled floor, built-in pantry cupboard.

**REAR PORCH:** With composite external door to the rear of the property, tiled flooring, alarm point, wall-mounted Ideal combination central heating boiler.

**CLOAKROOM:** With low suite w.c., tiled walls, tiled floor, extractor fan.

**BEDROOM ONE:** 3.4m x 3.3m (11'2" x 10'9"); with one wall light point.

**BEDROOM TWO:** 3.3m x 3.1m (10'9" x 10'1"); with wall light points.

**BEDROOM/SNUG:** 3.4m x 3.2m (11'2" x 10'5"); with cosmetic fireplace, 2 television points, staircase to the attic space.





**SHOWER ROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin and corner shower enclosure with plumbed shower, Victorian style central heating radiator, towel rail, extractor fan.

**ATTIC SPACE:** 12.5m x 2.9m (40'9" x 9'8"); *some limited head height*; with boarded flooring and lighting.

**OUTSIDE:** To the front of the property is a majority laid to lawn garden with pebbled pathways, flower beds and shrubs. The front garden enjoys a pleasant outlook over the village.

A driveway provides off-road parking for approx 3 cars and leads to a separate GARAGE with up-and-over door, power and light.

To the rear of the property is a majority laid to lawn garden with flower beds and shrubs surrounding, rockery and paved patio area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in uPVC frames.

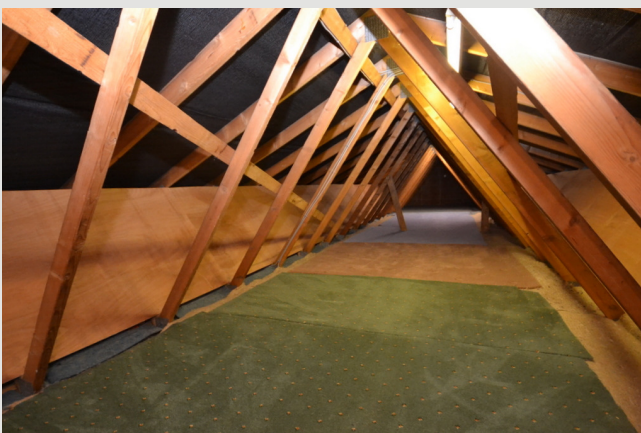
**SERVICES:** Mains water, electricity, gas and drainage are connected.

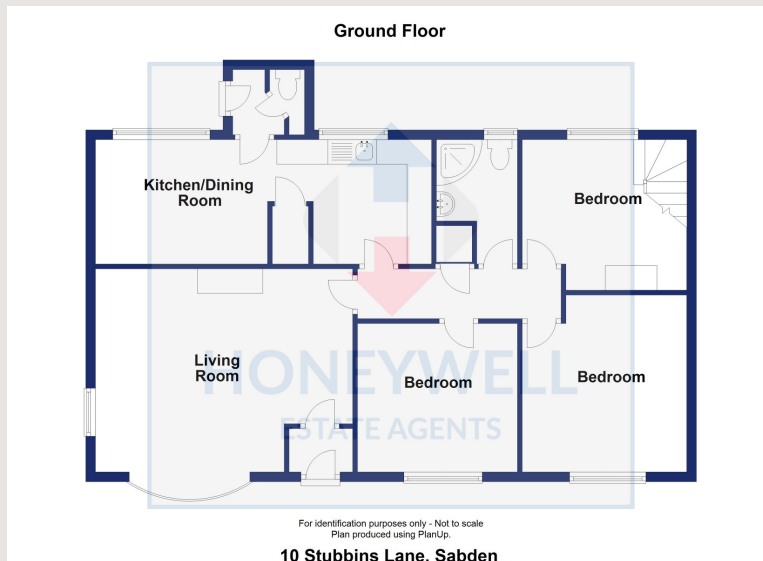
**COUNCIL TAX BAND E.**

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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*10 Stubbins Lane, Sabden, BB7 9EP  
MJ/SMR/110920*

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