



Honeywell  
SELECT

# 5 The Spinney, Grindleton, BB7 4QE

Modern executive detached family home  
£525,000



- 5 bedrooms, 4 with wardrobes
- Dining room, kitchen, utility
- Large double garage & parking
- Lounge with feature fireplace
- Open views to the rear
- 163 m<sup>2</sup> (1,750 sq ft) approx.

Clitheroe  
Tel 01200 426041

Barrowford  
Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)



# 5 The Spinney Grindleton

A modern detached house which was constructed in 2000, situated on this small development with stunning views across open fields towards Pendle Hill.

This spacious family home has a good-sized hallway with corner staircase and double doors leading to a large lounge with feature fireplace housing a cast iron log burning stove. There is a two-piece cloakroom, dining room, dining kitchen and utility with door leading to the integral double garage. On the first floor there are five spacious bedrooms, four having fitted wardrobes, an en-suite shower room to the master and four-piece house bathroom with separate shower.

The house is situated at the corner of a cul-de-sac with a double drive leading to the garage. To the rear is an enclosed garden with raised paved patio, lawn and stunning open views.

The Spinney is attractively situated on the edge of Grindleton with excellent walks right on the doorstep. A walk up the hill leads to the centre of the village and Chatburn is nearby, offering a good range of amenities. Bowland High School is conveniently situated on the opposite side of Grindleton.

**LOCATION:** Entering Grindleton from the Chatburn direction, proceed over the bridge and The Spinney is located on the left hand side.

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

**SPACIOUS ENTRANCE HALLWAY:** Through PVC front door, double height hallway with corner spindle staircase off to first floor, BT telephone point, cloaks storage cupboard, double doors to lounge, coved cornicing.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c., wall-hung Heritage wash handbasin with chrome taps and tongue and groove walls to dado height.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe  
Tel 01200 426041

Barrowford  
Tel 01282 698200

[honeywellselect.co.uk](http://honeywellselect.co.uk)



**Honeywell**  
SELECT

**LOUNGE:** 5.3m x 3.5m opening to 4.5m into bay (17'6" x 11'7" opening to 14'10" into bay); spacious lounge with large bay window, coved cornicing, recessed spotlighting, television point, feature fireplace with stone hearth and surround housing cast iron log burning stove, glazed double doors to dining room.

**DINING ROOM:** 3.3m x 3.9m (10'8" x 12'10"); with PVC French doors opening onto the rear garden, excellent open views across neighbouring countryside, recessed spotlighting, coved cornicing.

**DINING KITCHEN:** 4.2m x 3.4m (13'10" x 11'); fitted range of light wood effect Shaker style wall and base units with dark laminate work surface and tiled splashback with under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel double oven, stainless steel 4-ring gas hob with extractor canopy over, integrated fridge and freezer, integrated dishwasher, breakfast bar, laminate flooring, television point, recessed spotlighting and open views.

**UTILITY ROOM:** 2.7m x 1.9m (8'10" x 6'3"); fitted range of wall and base units with complementary tiled working surface, stainless steel single drainer sink unit, plumbing for washing machine, space for tumble drier, laminate flooring, half-glazed door to rear garden and door to integral garage.

**FIRST FLOOR:**

**SPACIOUS GALLERIED LANDING:** with spindles and balustrade, window to front elevation, built-in storage cupboard and coved cornicing.

**BEDROOM ONE:** 4.3m x 4.0m into bay (14'2" x 13'2" into bay); with extensive range of fitted wardrobes, storage cupboards and drawers, bedside cabinets and television point.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

**Clitheroe**

**Tel 01200 426041**

**Barrowford**

**Tel 01282 698200**

**honeywellselect.co.uk**



**Honeywell**  
SELECT



**EN-SUITE SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, Heritage wash handbasin with chrome taps and double shower enclosure with fitted Grohe thermostatic shower, part-tiled walls, tiled floor, recessed spotlighting, extractor fan and shaver point.

**BEDROOM TWO:** 5.2m x 2.6m (17'2" x 8'6"); with built-in wardrobes, window to front and Velux window to the rear, bedside cabinets.

**BEDROOM THREE:** 4.0m x 3.4m (13'3" x 11'2"); with built-in corner wardrobe and second built-in wardrobe, open views across the neighbouring countryside.

**BEDROOM FOUR:** 4.2m x 2.6m (13'11" x 8'6"); with built-in walnut effect wardrobes and bedside cabinets, Velux window.

**BEDROOM FIVE:** 2.8m x 3.0m (9'4" x 9'10"); with open views.

**BATHROOM:** With 4-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome taps, panelled bath with central chrome taps and corner shower enclosure with fitted Mira thermostatic shower, part-tiled walls, tongue and groove walls to dado height, tiled floor, shaver point and extractor fan.

**OUTSIDE:** Forecourt garden which is gravelled for easy maintenance with stone raised flowerbeds and block paved double drive providing parking for 2 cars leading to **DOUBLE GARAGE** 5.3m x 5.3m (17'5" x 17'6") with 2 electrically operated garage doors, power and light, Vaillant combination central heating boiler installed in 2016.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

**Clitheroe**

**Tel 01200 426041**

**Barrowford**

**Tel 01282 698200**

**honeywellselect.co.uk**



**Honeywell**  
SELECT

**OUTSIDE cont:** Access along the side of the house leading to the rear garden which is laid to lawn with planting borders and stone boundary wall. Paved pathways and raised paved patio area, excellent views across open countryside towards Pendle Hill.,

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

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames. The windows and doors were installed in 2017 and are still under the 10 year guarantee.

**TENURE:** We have been informed by the owner that the property is freehold..

**COUNCIL TAX BAND G.**

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation. Ask for details.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

**Clitheroe**

**Tel 01200 426041**

**Barrowford**

**Tel 01282 698200**

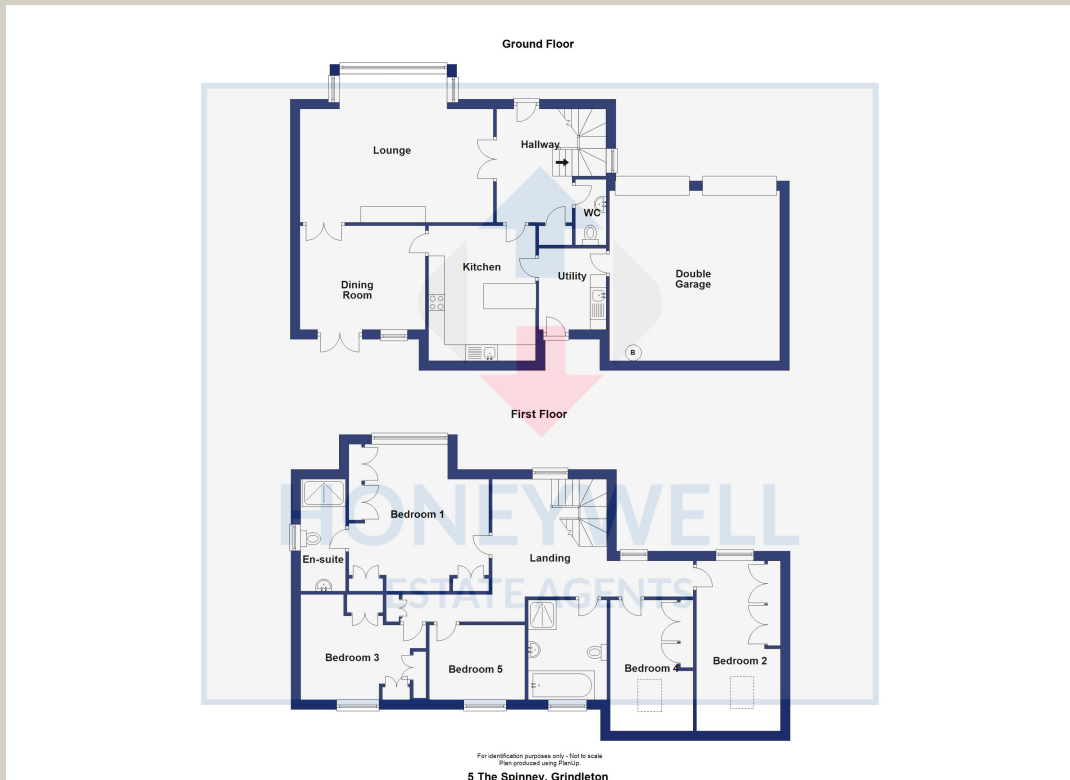
**honeywellselect.co.uk**



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](http://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](https://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

*5 The Spinney, Grindleton, BB7 4QE  
CD/SMR/090421*

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

[honeywellselect.co.uk](http://honeywellselect.co.uk)

Clitheroe 01200 426041 | Barrowford 01282 698200