

FOLDSIDE
BACK LANE
GRINDLETON
BB7 4RW



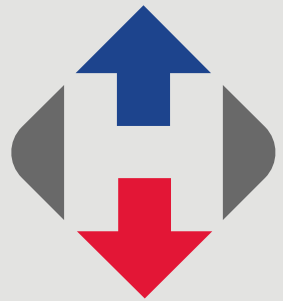
Offers around £400,000



- Spacious semi-detached house
- Stunning open views
- 4 bedrooms, 1 with en-suite
- Lounge & dining room
- Large garage, driveway
- Quiet location in popular village
- Attractive surrounding gardens
- 136m² (1,466 sq ft) approx.

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A spacious semi-detached house situated in a quiet location at the top of Back Lane with stunning views to the front across open countryside. This family house has a large entrance hallway, lounge with views and feature fireplace which is open to the dining room, a fitted kitchen with appliances and glazed door opening onto the rear garden. Upstairs there are four bedrooms, the master has open views, a useful dressing room and a modern en-suite shower room, there are a further three good-sized bedrooms plus a 2-piece bathroom and separate W.C.



Externally the property has a block paved driveway, a large single garage and attractive gardens with lawns, mature planting, a large patio, pond and greenhouse. Grindleton is a popular village surrounded by beautiful countryside with a primary school, Bowland High School is close by, and various shops and amenities can be found in Chatburn. Viewing is essential.

LOCATION: Entering Grindleton from the Chatburn direction, turn right up the hill into Grindleton and turn second on the left into Back Lane. Proceed straight on up the hill and the house can be found near the top on the left hand side.

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

ENTRANCE PORCH: With PVC front door, tiled floor, doorway to integral garage and glazed door leading to spacious hallway.

SPACIOUS HALLWAY: With coved cornicing, staircase off to first floor, window to front elevation offering excellent views across open countryside and a cloaks storage cupboard.

LOUNGE: 4.9m x 3.6m (15'11" x 11'11"); with coved cornicing, television point, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and interior and attractive surround, window with excellent views across open countryside and open to dining room.

DINING ROOM: 3.7m x 3.0m (12'0" x 9'11"); with coved cornicing and outlooks across the rear garden.

KITCHEN: 3.6m x 3.3m (11'11" x 10'11"); with a fitted range of wood effect wall and base units with complementary laminate work surface and tiled splashback with under-unit lighting. Stainless steel one-and-a-half bowl single drainer sink unit with mixer tap, integrated Neff electric oven with 4-ring ceramic hob and extractor over, integrated fridge, space for a breakfast table, plumbing for a dishwasher, tiled floor and glazed PVC door opening to rear garden.

FIRST FLOOR:

SPACIOUS LANDING: With coved cornicing and loft access.

BEDROOM ONE: 4.6m x 3.6m (15'2" x 11'8"); with coved cornicing and window to front elevation offering stunning views across open countryside.





DRESSING ROOM: 1.7m x 2.1m (5'8" x 6'11").

EN-SUITE SHOWER ROOM: With a 3-piece modern white Roca suite comprising a low suite w.c. with push button flush, pedestal wash handbasin with chrome tap, corner shower enclosure with fitted Mira Sport electric shower, fully tiled walls, recessed spotlighting and a chrome heated ladder style towel rail.

BEDROOM TWO: 4.9m x 3.6m (15'11" x 11'10"); with excellent views across open countryside and built-in wardrobes with storage cupboards over.

BEDROOM THREE: 3.6m x 2.7m (11'11" x 8'10").

BEDROOM FOUR: 3.4m x 2.7m (11'3" x 8'11"); with coved cornicing and open views.

BATHROOM: With 2-piece suite comprising a pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap, heated chrome towel rail, part-tiled walls and built-in storage cupboard housing hot water cylinder.

SEPARATE W.C.: With a fitted low suite w.c. with push button flush and tiled walls to dado height.



GARAGE: Large single garage measuring 7.0m x 3.6m (22'11" x 11'9") with up-and-over door to front, central heating boiler, plumbing for a washing machine, personal door and window to rear.

OUTSIDE: To the front is a block paved driveway providing parking for 2 cars, lawn with planting borders and boundary hedging. There is a side garden with lawn, borders and a greenhouse. To the rear is a lawned garden with planting borders, good-sized paved patio area, pond, water feature and boundary fencing.

HEATING: Gas central heating complemented by sealed unit double glazing in PVC frames.

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

TENURE: Freehold.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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