

BEECHWOOD
OSBALDESTON LANE
OSBALDESTON
BB2 7JB

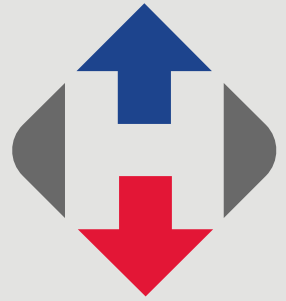
£1,995 per month (including
garden maintenance)



- Impressive detached true bungalow
- House bathroom, cloakroom
- 4 bedrooms – 1 en-suite
- Highly desirable location
- Stunning gardens, garage, summer-house
- Lounge, dining room & dining kitchen
- Sunroom, conservatory, gym room
- Unfurnished. Min 12-month tenancy.

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An extremely rare opportunity to rent a distinctive detached true bungalow in a prestigious location, tucked away in Osbaldeston and offering excellent convenience for the A59 and motorway network. The property has been carefully maintained by the owners with quality fixtures and fittings and boasts fabulous living space throughout which maximises the views of the gardens. The accommodation comprises a large lounge, dining room, dining kitchen, sunroom, conservatory, cloakroom and gym room. There are four bedrooms - one of which has an en-suite shower room – and a lavish house bathroom with Jacuzzi bath and separate shower.



Externally, there are wonderful landscaped gardens with extensive lawns, mature trees and planting areas, ornamental ponds and paved patio areas. There is also a detached summer house, double garage and driveway providing ample parking. Strictly no pets.

LOCATION: Leave Clitheroe on the A59 and head in the direction of Preston. Pass over the large roundabout at Langho and continue on the A59 through the traffic lights at Ribchester Road. Follow this road, passing Mrs Dowsons and then past St Mary's Primary School on the right. Take the right hand turning, just before The Bay Horse Inn, into Osbaldeston Lane and the house is situated on the right hand side.

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

ENTRANCE HALL:

ENTRANCE AREA: With fitted cabinet with marble top and spotlights, open to:

LOUNGE: 6.3m x 6.1m (20'6" x 20'); with log effect gas fire, sliding patio door to rear garden.

DINING ROOM: 4.7m x 4.6m (15'4" x 8'5"); with full size windows overlooking front garden.

DINING KITCHEN: 5.9m x 3.5m (19'2" x 11'4"); with a range of modern fitted wall and base units with complementary working surfaces, dual-fuel range cooker and hob with fitted extractor over, integrated dishwasher, integrated fridge, two sets of French doors, one leading to the garden, one leading to the sunroom.

SUNROOM: 5.1m x 3.5m (16'7" x 11'4"); with French doors leading to:

CONSERVATORY: 4.6m x 2.9m (15' x 9'5").

INNER HALL: With built-in cupboard housing hot water tank and personal door leading to the garage.

CLOAKROOM: Housing two-piece suite comprising low suite w.c, pedestal washbasin and plumbing for washing machine.

GYM ROOM: 5.6m x 3.7m (18'3" x 12'1"); with sliding patio door leading to the sunroom.

BEDROOM ONE: 4.4m x 4.1m (14'4" x 13'4"); with excellent range of built-in wardrobes and drawers.

BEDROOM TWO: 4.7m x 2.6m (15'4" x 8'5").

EN-SUITE: Housing three-piece suite comprising low suite w.c, pedestal washbasin and walk-in shower enclosure housing electric shower and built-in cupboard.





BEDROOM THREE: 3.9m x 3.6m (12'7" x 11'8"); with good range of built-in wardrobes.

BEDROOM FOUR: 3.7m x 3.0m (12'1" x 9'8").

HOUSE BATHROOM: Housing four-piece suite comprising low suite w.c., pedestal washbasin, corner bath and walk-in shower enclosure housing electric shower.

OUTSIDE: Fabulous landscaped gardens with extensive lawns, established trees and shrubs, two ornamental ponds, and paved patio areas. **DETACHED SUMMER-HOUSE:** 4.2m x 2.2m (13'7" x 7'2"). Cobbled driveway to the front providing ample off-road parking. **LARGE GARAGE:** 5.9m x 5.8m (19'3" x 19"); with electric up-and-over door.

DEPOSIT: £2,301.00.

RESTRICTIONS: Strictly no pets and no Smokers.

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

COUNCIL TAX: Band G £3,330.83 (April 2022).

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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