



Falcon & Foxglove

35 Lingmoor Drive, Burnley BB12 8UY



A well presented three bedroom detached property in this sought after area of town. Comprising also of a spacious lounge, dining room, conservatory, fitted kitchen, downstairs cloakroom and first floor family bathroom. The property benefits also from double glazing, gas central heating, garage, private drive, front, side & rear gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Three Bedrooms**
- **Spacious Lounge**
- **Dining Room**
- **Conservatory**
- **Downstairs WC**
- **Private Drive & Garage**
- **Landscaped Gardens**
- **Council Tax Bad D**
- **EPC Rating E**
- **Freehold**

Offers Over £305,000



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Entrance Hall
1.97m x 1.84m (6ft 5" x 6ft 0")

Laminate flooring

Central heating radiator

Coving to ceiling

Lounge
4.21m x 3.53m (13ft 9" x 11ft 6")

Double glazed box window to the front of the property

Wood and marble fireplace with living flame gas fire

Wall lights

Carpeted flooring

Central heating radiator

Coving to ceiling

TV & telephone points



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Dining Room
3.52m x 2.71m (11ft 6" x 8ft 10")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



Conservatory
3.63m x 2.39m (11ft 10" x 7ft 10")

UPVC construction

Tiled flooring

Wall lights

Central heating radiator

Kitchen
5.10m x 2.83m (16ft 8" x 9ft 3")

Double glazed window to the rear of the property

Fitted wall and base units

Laminate work surfaces

Moulded resin sink unit

Smeg Dual fuel Range cooker

Integrated appliances, Neff dishwasher, freezer, wine cooler, automatic washing machine

Tiled flooring



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WC
1.93m x 0.87m (6ft 4" x 2ft 10")

Double glazed frosted window to the front of the property

Pedestal hand wash basin and low level w.c.

Tiled flooring

Towel radiator



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Landing

2.66m x 0.87m (8ft 8" x 2ft 10")

Carpeted flooring

Storage cupboard

Loft access

Coving to ceiling

Bedroom One

3.60m x 3.57m (11ft 9" x 11ft 8")

Double glazed window to the front of the property

Fitted wardrobes

Carpeted flooring

Central heating radiator

Coving to ceiling



Bedroom Two

3.47m x 2.67m (11ft 4" x 8ft 8")

Double glazed window to the rear of the property

Fitted wardrobes

Laminate flooring

Central heating radiator

Coving to ceiling



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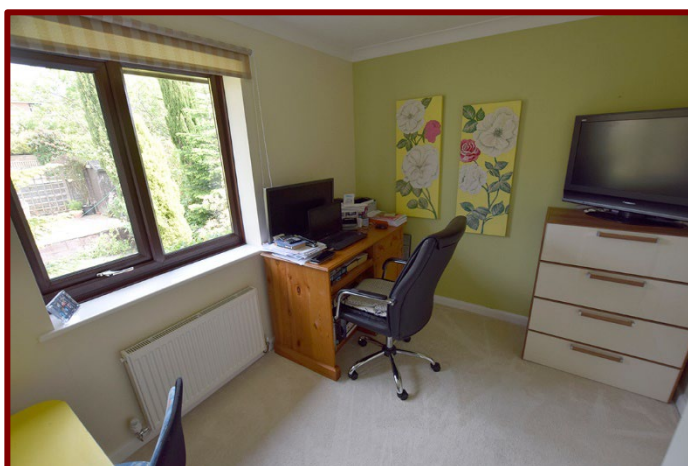
Bedroom Three
3.01m x 2.51m (9ft 10" x 8ft 2")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



Bathroom
3.56m x 2.83m (11ft 8" x 9ft 3")

Double glazed frosted window to the front of the property

Carpeted flooring

Jacuzzi Whirlpool bath with thermostatic shower

Tiled walls

Central heating radiator



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Garage

Up and over door

Power, plumbing and electrics

Rear Garden

Laid to lawn

Mature shrubs and plants

Indian stone flagged patio areas

Koi pond



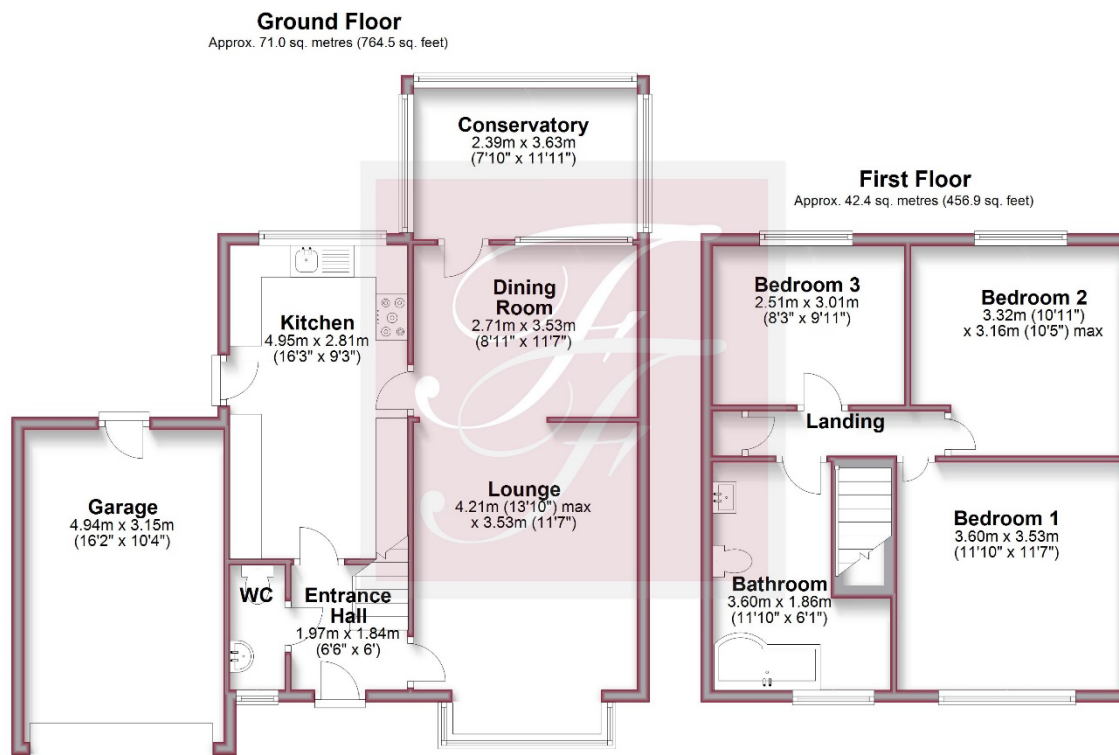
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Total area: approx. 113.5 sq. metres (1221.4 sq. feet)

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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