



Falcon & Foxglove

23 Lingmoor Drive, Burnley BB12 8UY



A fantastic opportunity to purchase this four bedroom detached property in this sought after area of Burnley which has many eco benefits. Briefly comprising of a spacious lounge, dining room, fitted kitchen, utility room, four bedrooms, En-suite shower room, downstairs WC and first floor family bathroom. The property also benefits from double glazing, gas central heating, private drive, solar panels, electric storage batteries, electric car supercharger and landscaped 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.

- **Four Bedrooms**
- **En-Suite Shower Room**
- **Spacious Lounge**
- **Dining Room**
- **Fitted Kitchen**
- **Freehold**
- **EPC Rating C**
- **Council Tax Band D**
- **ECO - Friendly Property**
- **Landscaped Front & Rear Gardens**

£350,000



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

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

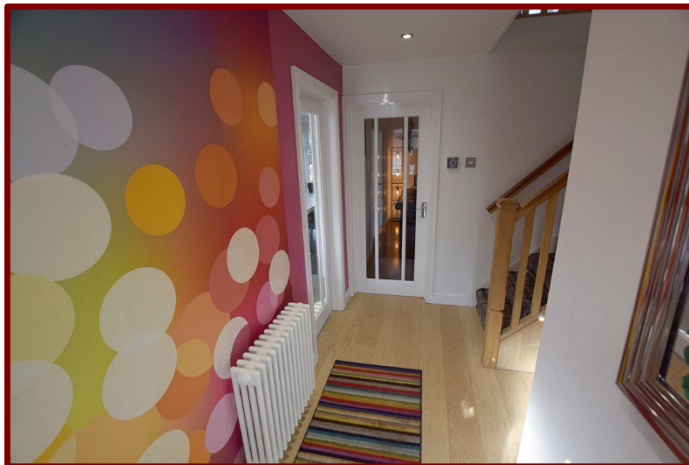
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Entrance Hall
3.40m x 2.22m (10ft 6" x 7ft 10")

Laminate wood flooring

Feature central heating radiator



Cloakroom
1.24m x 1.02m (4ft 0" x 3ft 4")

Double glazed frosted window to the front of the property

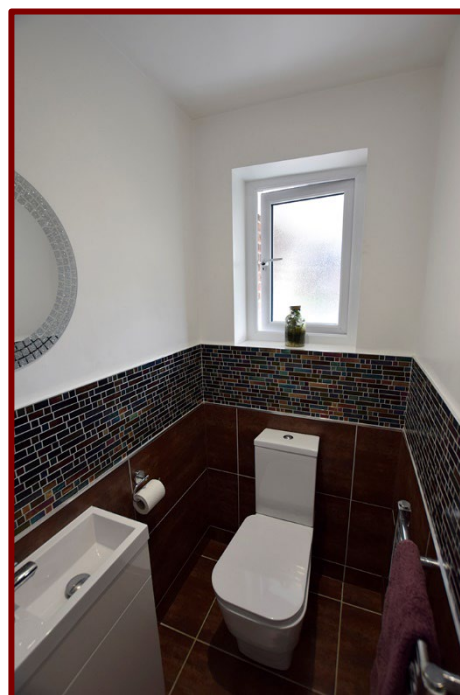
Vanity unit with hand wash basin

Low level w.c.

Tiled flooring

Tiled walls

Towel radiator



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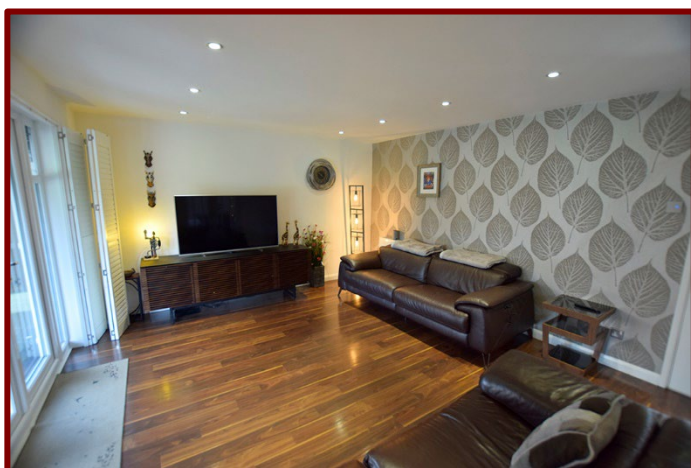
Lounge
4.82m x 3.93m (15ft 9" x 12ft 10")

Double glazed French doors leading to the rear garden

Wooden flooring

Two central heating radiators

TV point



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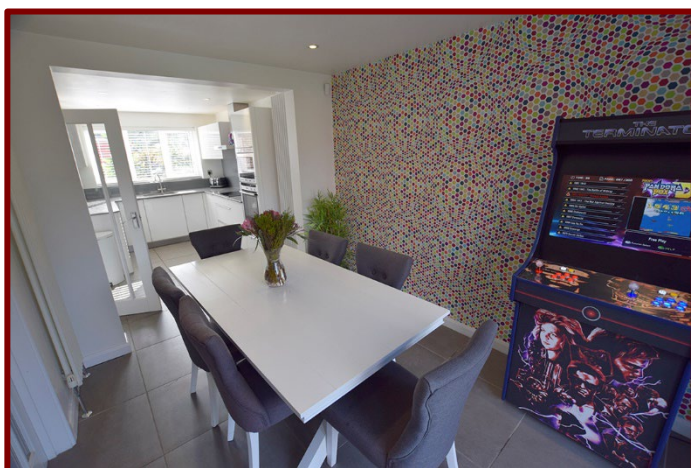


Dining Room
3.41m x 2.59m (11ft 2" x 8ft 6")

Double glazed window and door leading to the rear garden

Tiled flooring

Feature central heating radiator



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Kitchen
3.68m x 2.57m (12ft 0" x 8ft 5")

Double glazed window to the front of the property

Fitted wall and base units

Bespoke Acrylic work tops

Integrated electric oven

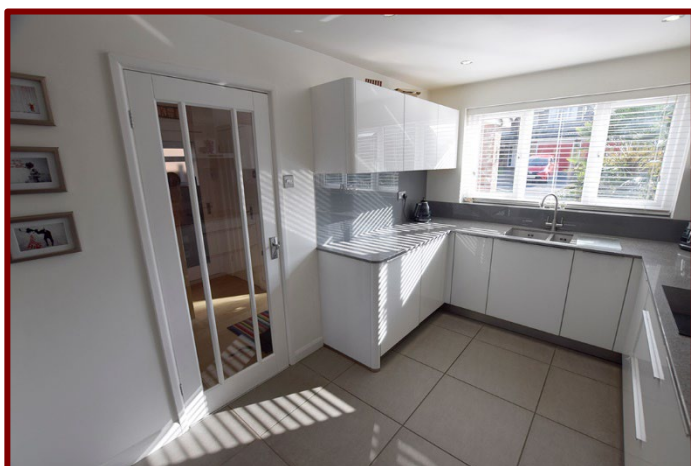
Integrated microwave

Induction hob and stainless steel extractor

Integrated fridge

Tiled flooring

Feature radiator



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Landing
4.42m x 1.78m (14ft 6" x 5ft 10")

Double glazed window to the side of the property

Carpeted flooring

Loft access



Bedroom One
3.98m x 3.05m (13ft 0" x 10ft 0")

Double glazed window to the rear of the property

Carpeted flooring

Fitted wardrobes

Central heating radiator



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En-Suite Shower Room
2.81m x 1.50m (9ft 2" x 4ft 11")

Double glazed frosted window to the side of the property

Shower cubicle with thermostatic shower

Vanity unit with hand wash basin

Low level w.c.

Tiled flooring with under floor heating

Tiled walls

Towel radiator



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Bedroom Two
3.48m 3.05m (11ft 4" x 10ft 0")

Double glazed window to the rear of the property

Carpeted flooring

Central heating radiator

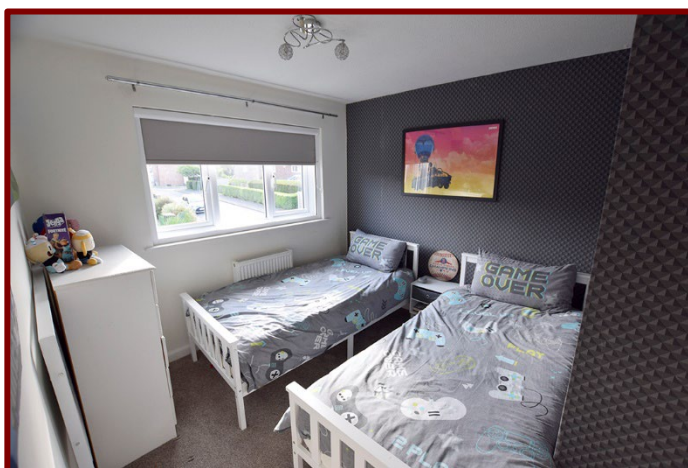


Bedroom Three
3.16m x 3.02m (10ft 4" x 9ft 11")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



Bedroom Four
2.38m x 2.28m (7ft 9" x 7ft 5")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator



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Bathroom

2.27m x 2.19m (7ft 5" x 7ft 2")

Double glazed frosted window to the front of the property

Freestanding bath

Vanity unit with hand wash basin

Low level w.c.

Tiled flooring

Tiled walls

Towel radiator



Rear Garden

Artificial grass

Raised flower beds with mature shrubs and plants

Patio areas

Decked area

Pergola with privacy sides and lighting

Power and plumbing



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Eco-Information

18 Solar Array Panels providing 5.76kw

16.4kw GivEnergy Batteries

Zappi V2 Charger for electric cars



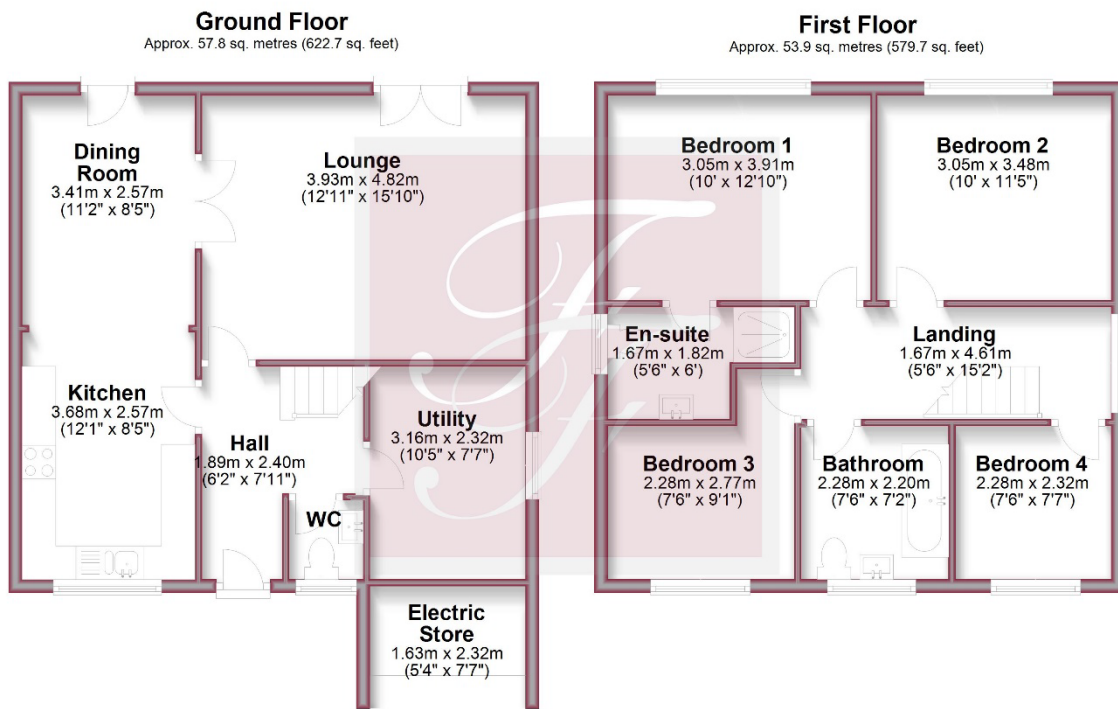
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Total area: approx. 111.7 sq. metres (1202.4 sq. feet)

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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