

86 Lune Road, Clitheroe

£360,000 Leasehold

Stunning 4-bed detached house on a corner plot with landscaped gardens, hot tub, gym, and detached garage. Modern kitchen, en-suite master, and versatile living spaces. Rear garden with patio, artificial lawn, and hot tub. Double driveway and front garden. Ideal for modern living and outdoor entertaining.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

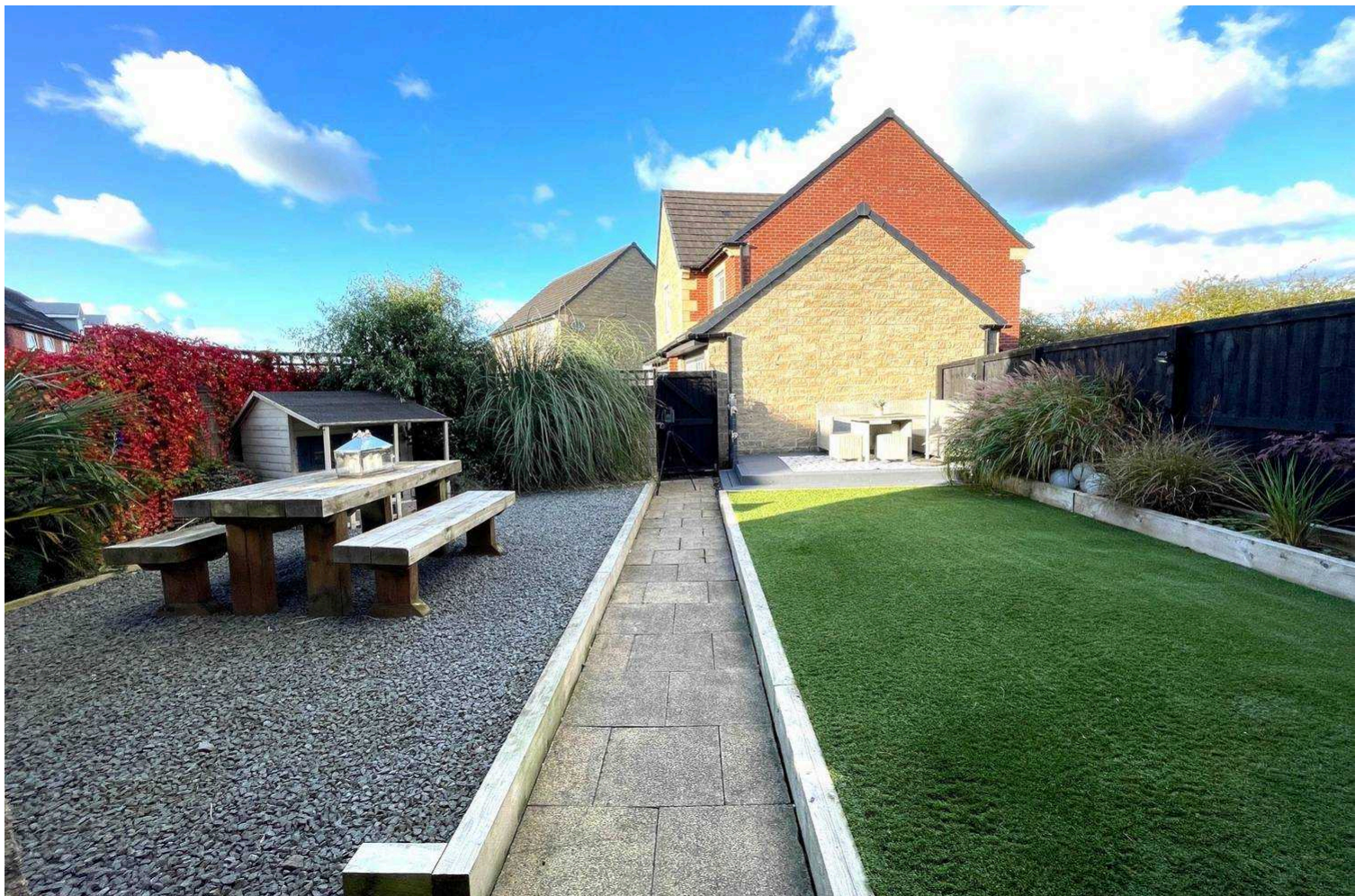
EPC Environmental Impact Rating: B



This beautifully presented four-bedroom detached home is an ideal choice for a growing family, located in the highly sought-after market town of Clitheroe. Set on an enviable plot on Lune Road, this property offers a blend of style, comfort, and practicality. Its location is within walking distance to some of Clitheroe's finest amenities, including Holmes Mill, and the bustling high street with its array of boutique shops, cafés, and restaurants. The area also boasts excellent primary and secondary schools making it a prime spot for families. Upon entering, there is a spacious hallway and tucked beneath the staircase is a cloakroom/WC. The striking lounge is beautifully decorated, creating a truly relaxing environment. A second reception room, flooded with natural light from dual aspect windows, offers versatility for use as a secondary lounge, office, playroom, or even a games room. The spacious dining modern kitchen, designed with white base and eye-level units paired with contrasting countertops and stylish tiling, offers ample storage and workspace. It comes complete with integrated appliances including a dishwasher, fridge freezer, and washing machine. With space for a dining table, the kitchen also becomes a sociable hub perfect for entertaining.

Upstairs, the master bedroom is a true retreat, featuring built-in wardrobes and a three-piece en-suite shower room in sleek white. Three additional bedrooms, each beautifully appointed, provide ample space for family members or guests. The family bathroom, finished with modern tiling completes the first-floor accommodation. The home offers a double tandem driveway to the rear and a detached garage currently used as a home gym. The landscaped garden is a true highlight, with well-designed contemporary borders, stone-flagged patios and decking, pathways, and a canopy-covered hot tub area, creating a perfect space for outdoor entertaining.

Clitheroe is known for its vibrant community, excellent schooling options, and proximity to the Ribble Valley countryside, offering both a peaceful lifestyle and easy access to amenities and stunning walking routes on your doorstep. With its combination of thoughtful design, prime location, and modern comforts, this stunning home is a must-see for families looking to settle in this desirable area.



- Desirable Modern 4 Bedroom Detached Home
- Modern & Stylish Accommodation Throughout
- Generous, Contemporary Kitchen Diner
- Sumptuous Lounge & Flexible Sitting Room/Play Room/Office
- En-suite Shower Room & Modern Bathroom; 2-pce Cloaks
- Landscaped Gardens With Hot Tub & Canopy
- Rear Detached Garage & Double Driveway
- Envious corner Plot On Lune Road – Popular Development

Entrance Hallway

Composite double glazed front door, panel radiator, spindle staircase leading to first floor, built in store cupboards also housing wall mounted gas central heating boiler and cylinder water tank, tiled flooring.

Cloakroom

2-pce modern white suite comprising low level w.c., pedestal wash basin, panel radiator, tiled flooring.

Lounge

Attractively decorated room, uPVC double glazed window to the front and uPVC french doors leading out to the rear patio, panel radiator, TV point.

Dining Room/Sitting Room/Office

Excellent flexible room with uPVC windows to the front and side elevations, TV point, panel radiator.

Dining Kitchen

Stunning spacious open sociable modern fitted kitchen in a light and airy attractive range of white high gloss wall, base and drawer units with co-ordinating worktops and upstands, under unit spotlighting, a range of integrated appliances including fridge freezer, eye level electric oven and grill, 4-ring gas hob with extractor canopy over, dishwasher and washing machine, 1½ bowl stainless steel sink drainer unit with mixer tap, panel radiator, excellent dining space, uPVC double glazed windows to side and rear, uPVC french doors leading out to garden and patio, TV point, tiled flooring.

First Floor Landing

Spindle balustrade, uPVC double glazed window, loft access.

Bedroom One

Lovely master bedroom with fitted wardrobes with sliding mirrored doors, panel radiator, uPVC double glazed windows to the side and rear, TV point, Telephone point.

En-suite Shower Room

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, pedestal wash basin with mixer tap, low level w.c., uPVC double glazed window, part tiled walls, wood style flooring, shaver point, extractor fan.

Bedroom Two

Excellent double room, panel radiator, wardrobes, TV point, uPVC double glazed windows to the front and side.

Bedroom Three

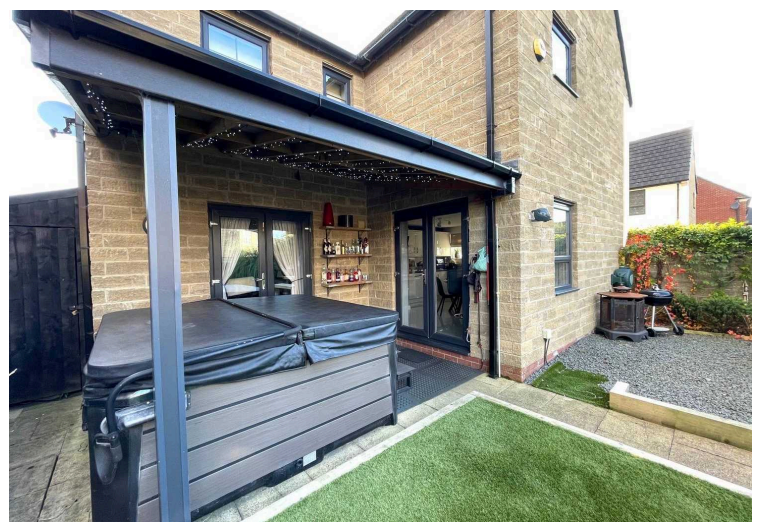
Double room, panel radiator, uPVC double glazed window.

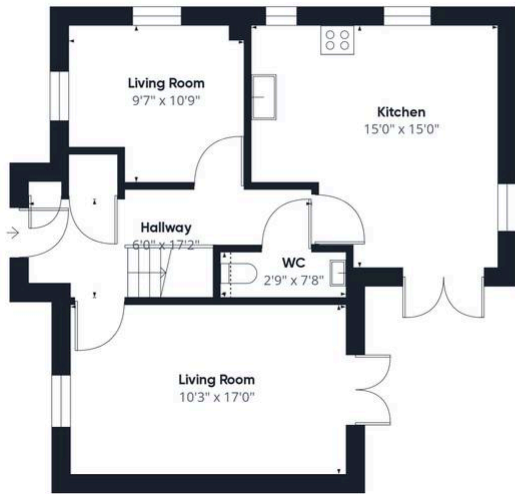
Bedroom Four

Single room with panel radiator, uPVC double glazed window.

Bathroom

Modern 3-pce white suite comprising panelled bath with shower over and screen, pedestal wash basin with mixer tap, low level w.c., panel radiator, wood style flooring, part tiled walls, extractor fan.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1325.58 ft²
Reduced headroom
1.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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