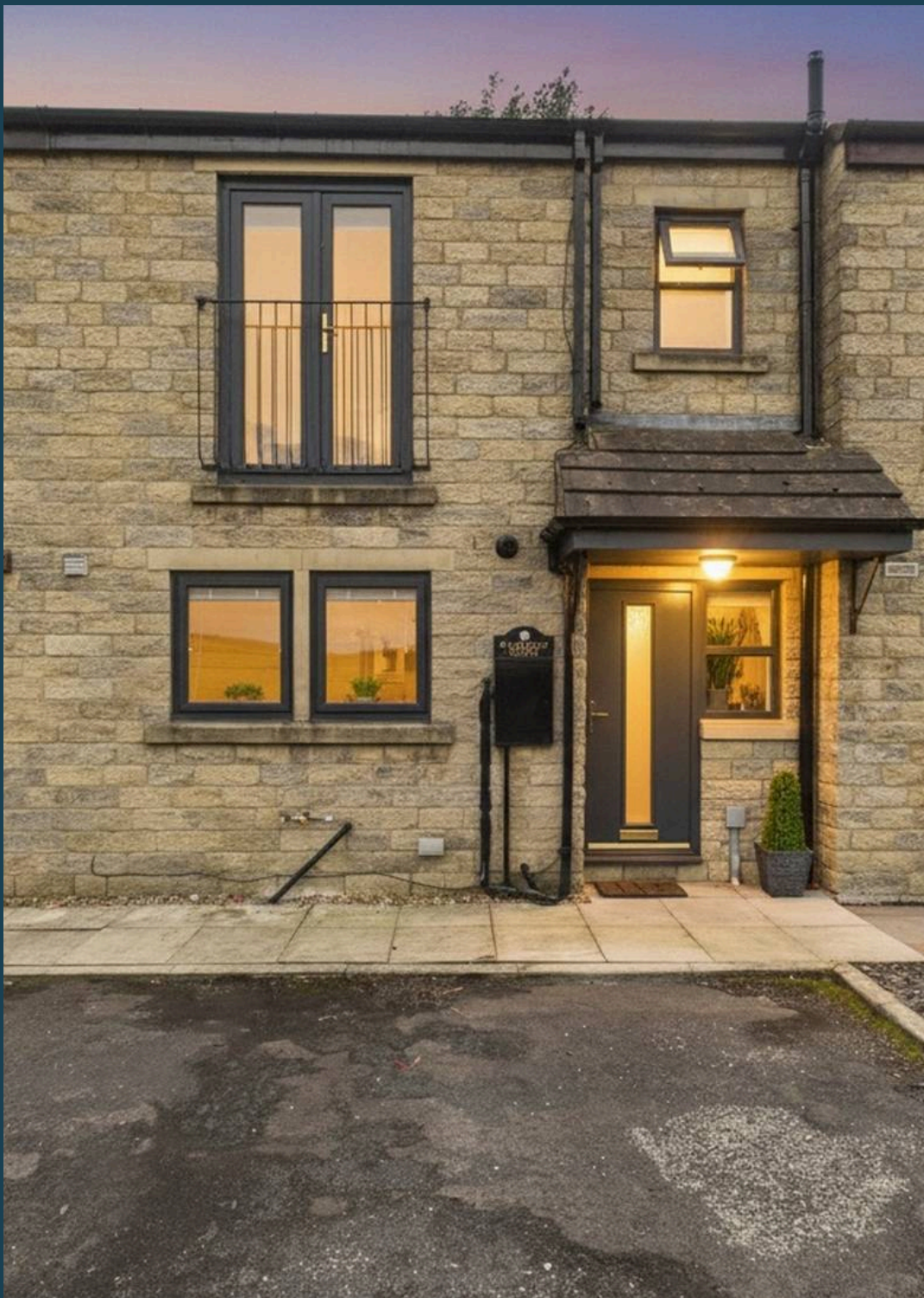




4 Emmott Court, Laneshawbridge

Colne

£280,000



4 Emmott Court

Laneshawbridge, Colne

Nestled within the quiet cul-de-sac of Emmott Court, this beautifully presented three-bedroom home enjoys a peaceful position overlooking open farmland. Ideally located close to Laneshaw Bridge Primary School, the Emmott Arms pub, and within easy reach of The Atom Panopticon.

To the front, a double driveway provides ample off-road parking. Stepping inside, the welcoming entrance hall leads through to the ground floor, which benefits from attractive laminate flooring throughout.

The recently refitted kitchen has been thoughtfully designed in a practical U-shaped layout, featuring modern soft-close wall, base and drawer units, contrasting quartz worktops, and a range of integrated appliances including a double electric oven, hob, washing machine and dishwasher. There is also plenty of room for a dining table, making it an ideal space for family meals and entertaining.

Spanning the full width of the property, the spacious lounge is enhanced by stylish panelled feature walls and patio doors that open onto the landscaped rear garden.

Outside, the rear garden has been designed for easy enjoyment, with a paved patio seating area, lawn, attractive flower bed borders, and a pathway leading to a composite garden shed.

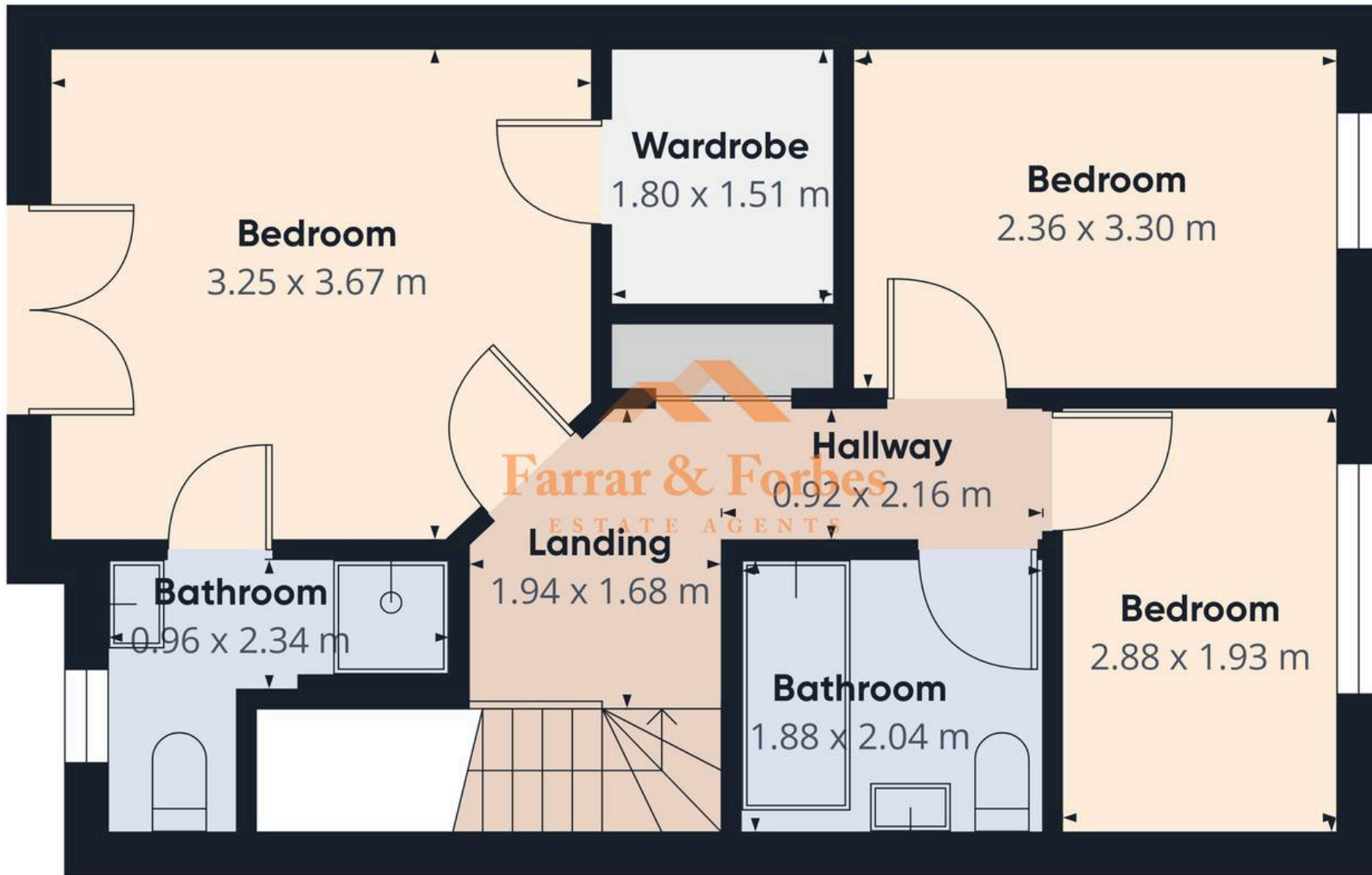
Upstairs, the property offers three well-proportioned bedrooms, comprising two doubles and a generous single. The principal bedroom benefits from a walk-in wardrobe and a modern en-suite, complete with a low-level WC, pedestal wash basin and quadrant shower.

The contemporary family bathroom is fitted with a stylish three-piece suite comprising a low-level WC, vanity wash basin and panelled bath with an overhead rainfall shower and glass shower screen. Additional features include a backlit mirror and grey tiled splashbacks.

The landing provides access to a useful storage cupboard, while additional under-stairs storage is available on the ground floor. The loft is fully boarded and accessed via a pull-down ladder, offering excellent additional storage space.

- Three Bedrooms
- Main Bedroom With Juliet Balcony & En-Suite
- Walk-In Wardrobe
- Recently Fitted Kitchen With Quartz Worktops
- Stunning Farmland Views
- Set Close To Local Schools





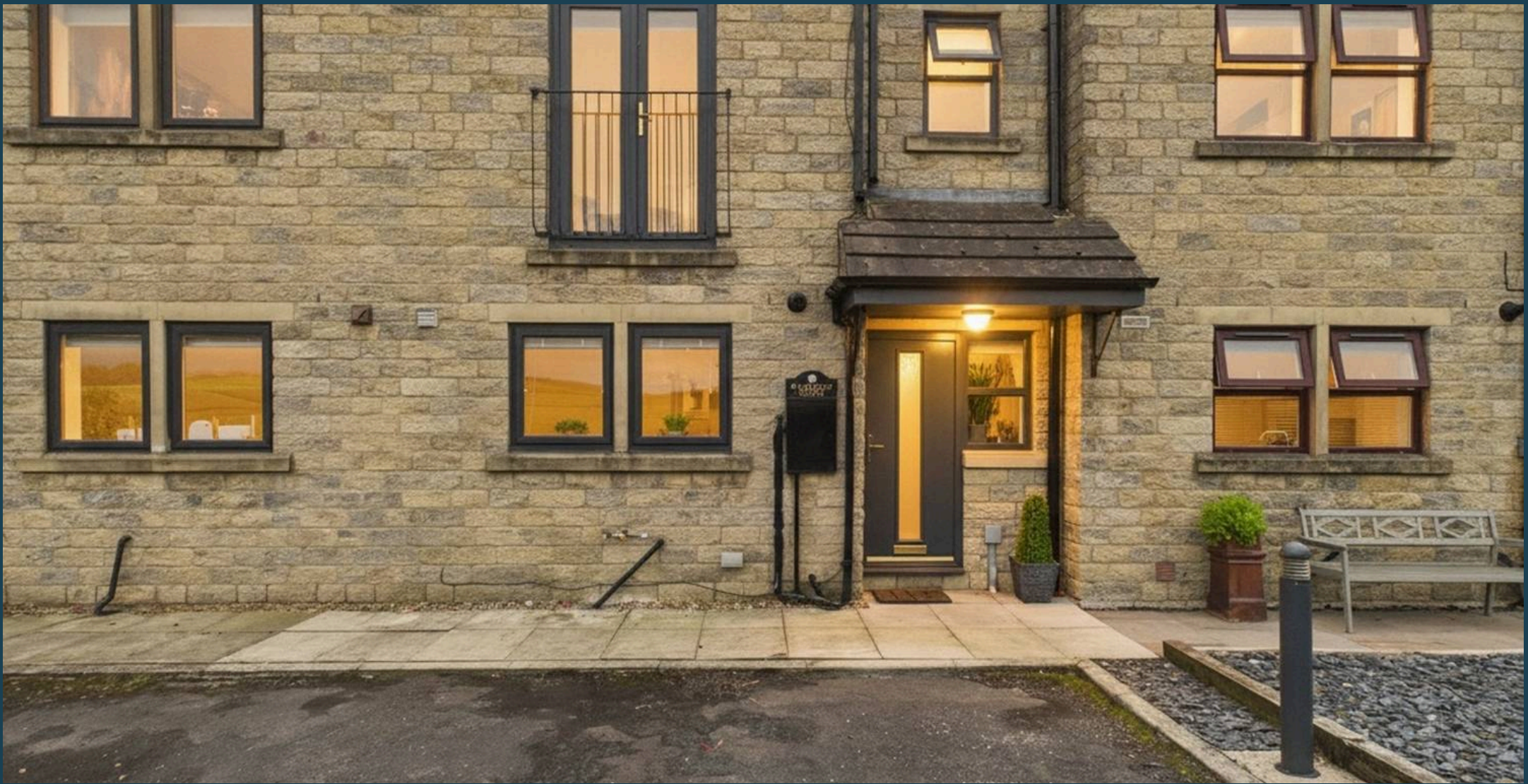
Approximate total area⁽¹⁾
40.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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