# FOR SALE

OIR £235,000

## 5 Sycamore Lane, Leeming, Northallerton

**Immaculate Detached Three Bedroom Bungalow**

**To arrange a viewing contact:**


RICS

**M W Darwin & Sons**

Chartered Surveyors, Auctioneers, Valuers & Estate Agents

01609- 773567 email: enquiries @darwin-homes.co.uk

# 5 Sycamore Lane, Leeming.

An immaculate detached bungalow situated in a quiet cul de sac on the edge of the village, with gardens to front and rear, Garage, and parking for several vehicles. The property has been upgraded throughout to provide modern light and spacious accommodation with gas central heating, upvc framed double glazed windows.. The property should be viewed to be fully appreciated the accommodation comprising:

**Entrance Hall** **3.89m x 1.37m (12'9" x 4'6")** with white upvc framed front door and opaque double glazed panels, radiator, power points.

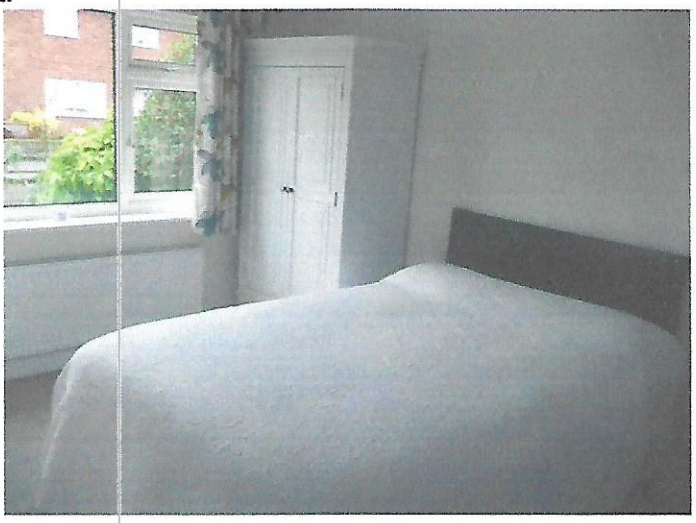
**Inner Hall** with Potterton wall mounted combination gas boiler.

**Living Room** **7.47m x 3.12m (24' 6" x 10' 3")** with modern wall mounted living flame gas fire, radiators, picture window overlooking rear garden,
double patio doors leading to garden, double patio doors leading to garden,
power points.

**Fitted Kitchen** **3.66m x 2.90m (12' 0" x 9' 6")** with modern fitted floor and wall mounted cupboard units, fitted oven, ceramic hob with extractor hood over, fitted washing machine, sink unit with mixer tap fridge and freezer, radiator, inset ceiling lights, doubleopaque glazed doors through to living room and external door to drive.

**Master Bedroom** **4.50m x 2.97m (14'9" x 9'9")** overlooking the rear garden, radiator and power points.

**Bedroom 2** **3.76 x 2.67m (12'4" x 9'9")** with radiator and power points, window to front.



**Bedroom 3/ Study** **2.67 x 2.59m (8'9" x 8'6")** radiator, power points, fitted wall shelves and window to front.

**Bathroom** **2.21x 1.83m (7'3" x 6'0")** with tiled walls, recently fitted suite comprising panelled bath with shower over, vanity unit with inset wash basin ,W.C, chrome 'ladder' radiator and inset ceiling lights.

## External

Gardens to front and rear. Paved seating area to rear. Garage with double doors, newly fitted roof, and off-street parking for 2 vehicles.

The property has been maintained to a high standard throughout with recently fitted upvc facias, central heating boiler, internal doors, fitted Bathroom and Kitchen.

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| **Services** | Mains water, electric, drainage,gas and telephone |
| **Council Tax Band** | Band E as verbally informed by Hambleton District Council. |
| **Viewing** | Strictly by prior appointment with the Agents. |
| **EPC Rating** | C |

**Please Note:**all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.

RICS

**Contact us for a free no obligation market valuation of your property.**