



Forest Lane, Kirklevington, TS15 9ND

This detached four bedroom dormer bungalow is situated on Forest Lane, in the sought after village of Kirklevington.

Extended and thoughtfully designed, the accommodation opens into a generous entrance hall leading to a spacious lounge featuring a log burning stove and French doors through to a large conservatory with views over the rear garden. A separate dining room connects to the well equipped kitchen, which includes an extensive range of fitted units and integrated appliances including a double oven, 5 ring gas hob, dishwasher, fridge/freezer, and washing machine.

The ground floor also offers a master bedroom with fitted wardrobes, a second double bedroom (currently used as a study), and a modern shower room. Upstairs are two further double bedrooms, both with ample storage, and a family bathroom with a shower over the bath.

The property benefits from gas central heating and owned solar panels, contributing to energy efficiency.

Outside, the front garden features a lawn, mature shrubs which offer a good level of privacy and the large gravel driveway provides off-road parking for up to three vehicles. The rear garden is equally impressive, with a spacious patio, lawn, established borders, and a vegetable planter which is ideal for those who enjoy outdoor living and gardening enthusiasts.

Kirklevington is a highly desirable village, offering countryside charm, a strong community, good local schools, and excellent transport links via the A19. Nearby Yarm provides a wide range of shops, cafés, and restaurants which is perfect for families and professionals seeking both peace and convenience.

Offers In The Region Of £395,000



Forest Lane, Kirklevington, TS15 9ND

HALL

LOUNGE

19'11" x 11'10" (6.07m x 3.61m)

KITCHEN

17'6" x 8' (5.33m x 2.44m)

DINING ROOM

11'10" x 11'10" (3.61m x 3.61m)

CONSERVATORY

16'2" x 11'7" (4.93m x 3.53m)

MASTER BEDROOM

14'4" x 11'10" (4.37m x 3.61m)

BEDROOM TWO

13'4" x 9'1" (4.06m x 2.77m)

SHOWER ROOM

6'7" x 5'8" (2.01m x 1.73m)

LANDING

BEDROOM THREE

16'3" x 9'5" (4.95m x 2.87m)

BEDROOM FOUR

16'3" x 9'3" (4.95m x 2.82m)

BATHROOM

8'5" x 5'7" (2.57m x 1.70m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





Forest Lane, Kirklevington, TS15 9ND

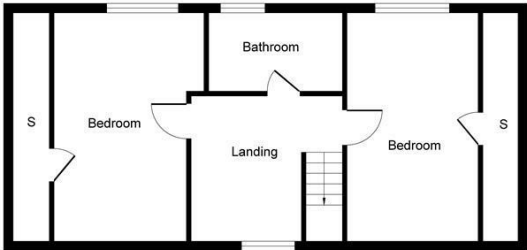


Tel: 01642 248248

Forest Lane, Kirklevington, TS15 9ND



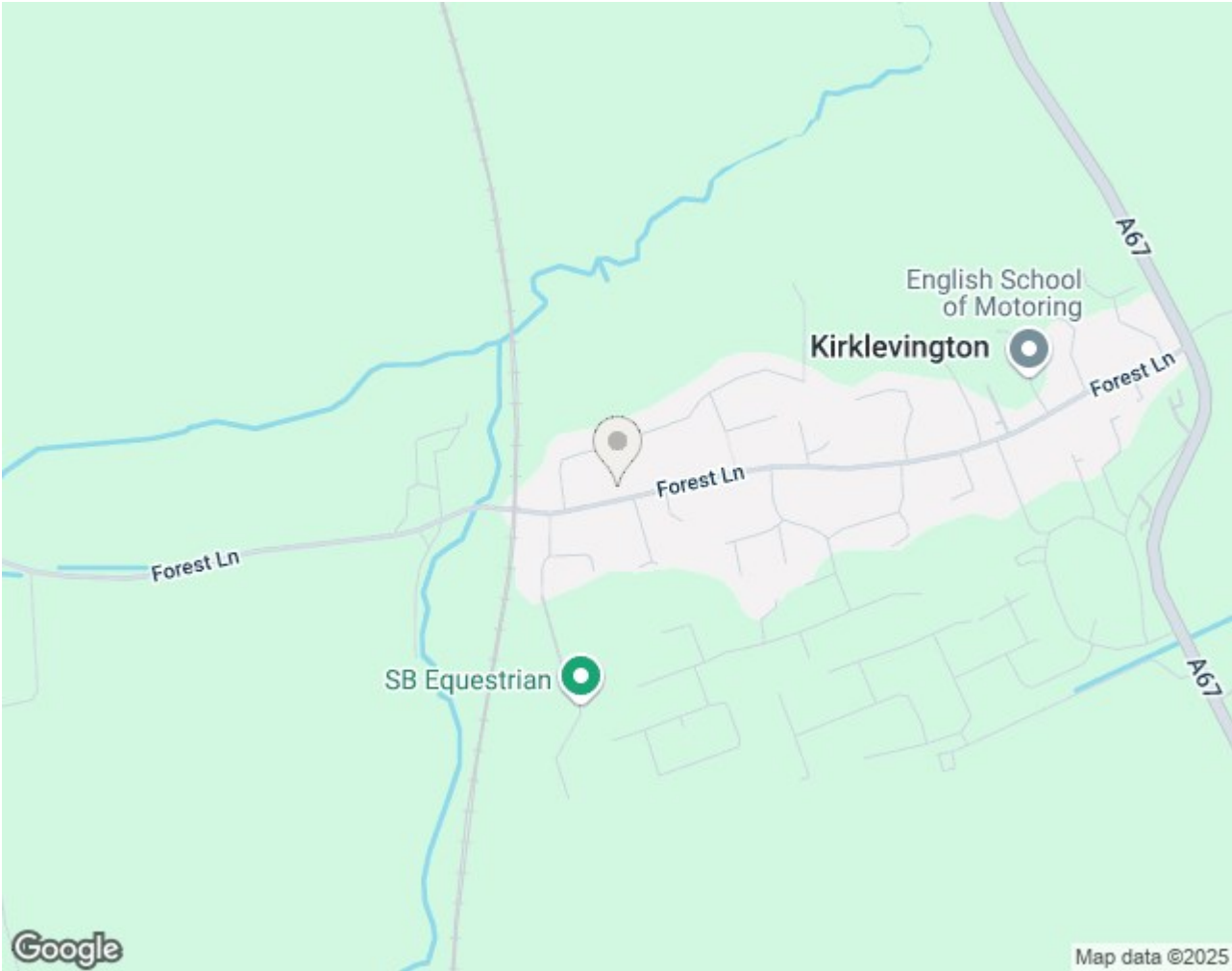
Ground Floor





First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Forest Lane, Kirklevington, TS15 9ND



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

VIEWING
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Yarm, TS15 9BB
yarm@gowlandwhite.co.uk

Tel: 01642 248248