



## Penders Lane, Kirklevington, Yarm, TS15 9LZ

Tucked away on a private lane of just five homes, this rarely available four double bedroom detached property occupies a generous plot of approximately a third of an acre in the highly regarded village of Kirklevington. Enjoying an enviable position with views across mature west facing gardens, this home offers privacy, space, and exceptional potential in a peaceful setting.

Set back off Forest Lane, the property is offered with no onward chain and provides an ideal opportunity for those looking to make the most of its impressive location and generous footprint. The interior layout features an entrance porch opening into a striking double height hallway, a spacious lounge/dining room with two large picture windows overlooking the gardens, and a second reception room with stunning garden views.

The ground floor also includes a kitchen with a wide range of fitted units incorporating a peninsular island and integrated hob and oven, a fully tiled bathroom with a shower and screen over the bath, a separate W/C, and a flexible fourth bedroom or study which is ideal for guests or home working. Upstairs, the Velux lit landing leads to three further bedrooms, two of which benefit from built-in storage.

Outside, the extensive grounds are a real highlight with mature gardens to both front and rear, a garage, a private driveway and additional side parking for multiple vehicles.

Kirklevington is a thriving village known for its welcoming community, surrounding countryside, and convenient access to the A19 and nearby Yarm. Local amenities include a primary school, village hall, church, pub and garage, while Yarm's vibrant high street, with its boutiques and eateries, is just a short drive away making this an excellent location for both families and professionals seeking a balance of rural charm and modern convenience.

£425,000

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**PORCH**

**HALL**

10'10" x 9'5" (3.30m x 2.87m)

**KITCHEN**

12' x 10'10" (3.66m x 3.30m)

**LOUNGE/DINING ROOM**

22' x 13'4" (6.71m x 4.06m)

**RECEPTION ROOM**

13'4" x 11'10" (4.06m x 3.61m)

**BEDROOM THREE**

11'11" x 10'4" (3.63m x 3.15m)

**BATHROOM**

6'5" x 5'7" (1.96m x 1.70m)

**WC**

6'6" x 2'10" (1.98m x 0.86m)

**LANDING**

**BEDROOM ONE**

12'5" x 9'8" (3.78m x 2.95m)

**BEDROOM TWO**

12'1" x 11'7" (3.68m x 3.53m)

**BEDROOM FOUR**

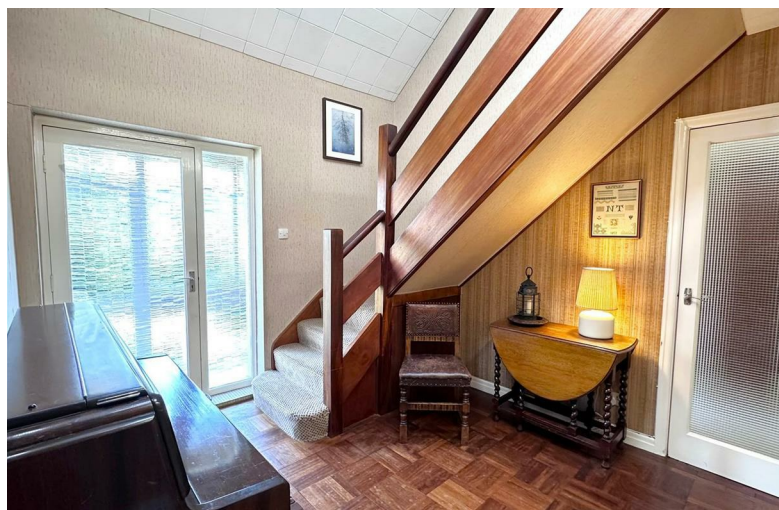
10'11" x 9'6" (3.33m x 2.90m)

**GARAGE**

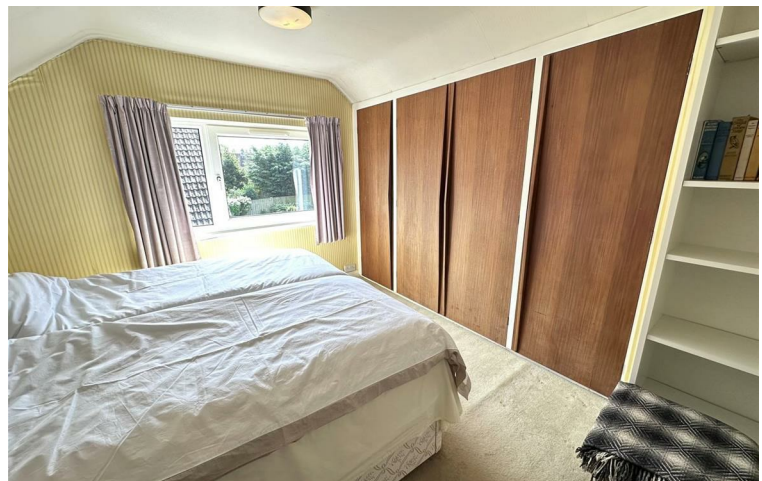
16' x 8'11" (4.88m x 2.72m)

**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.





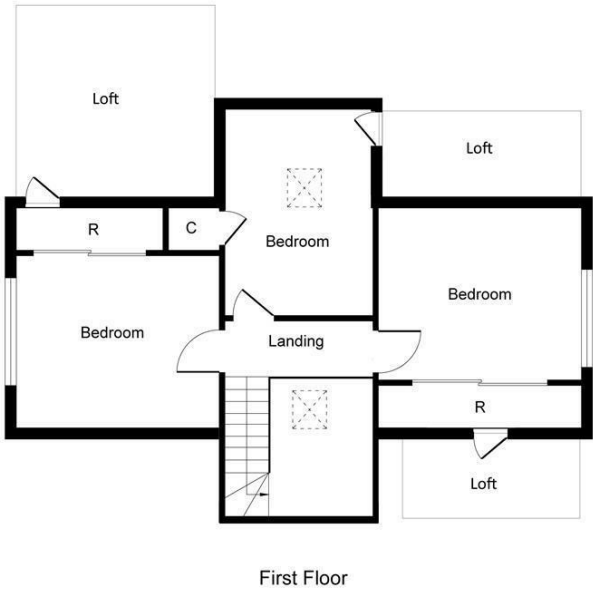
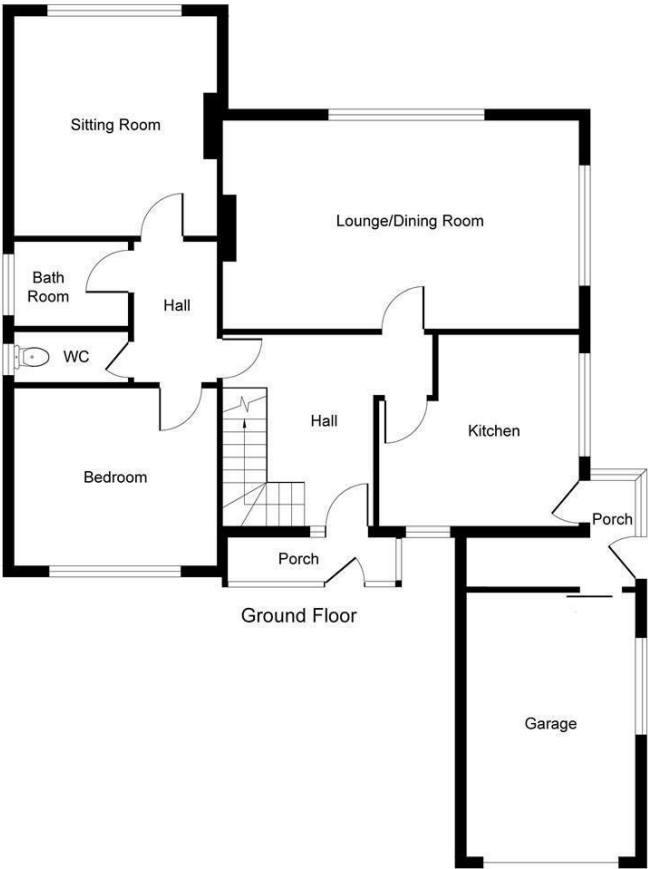
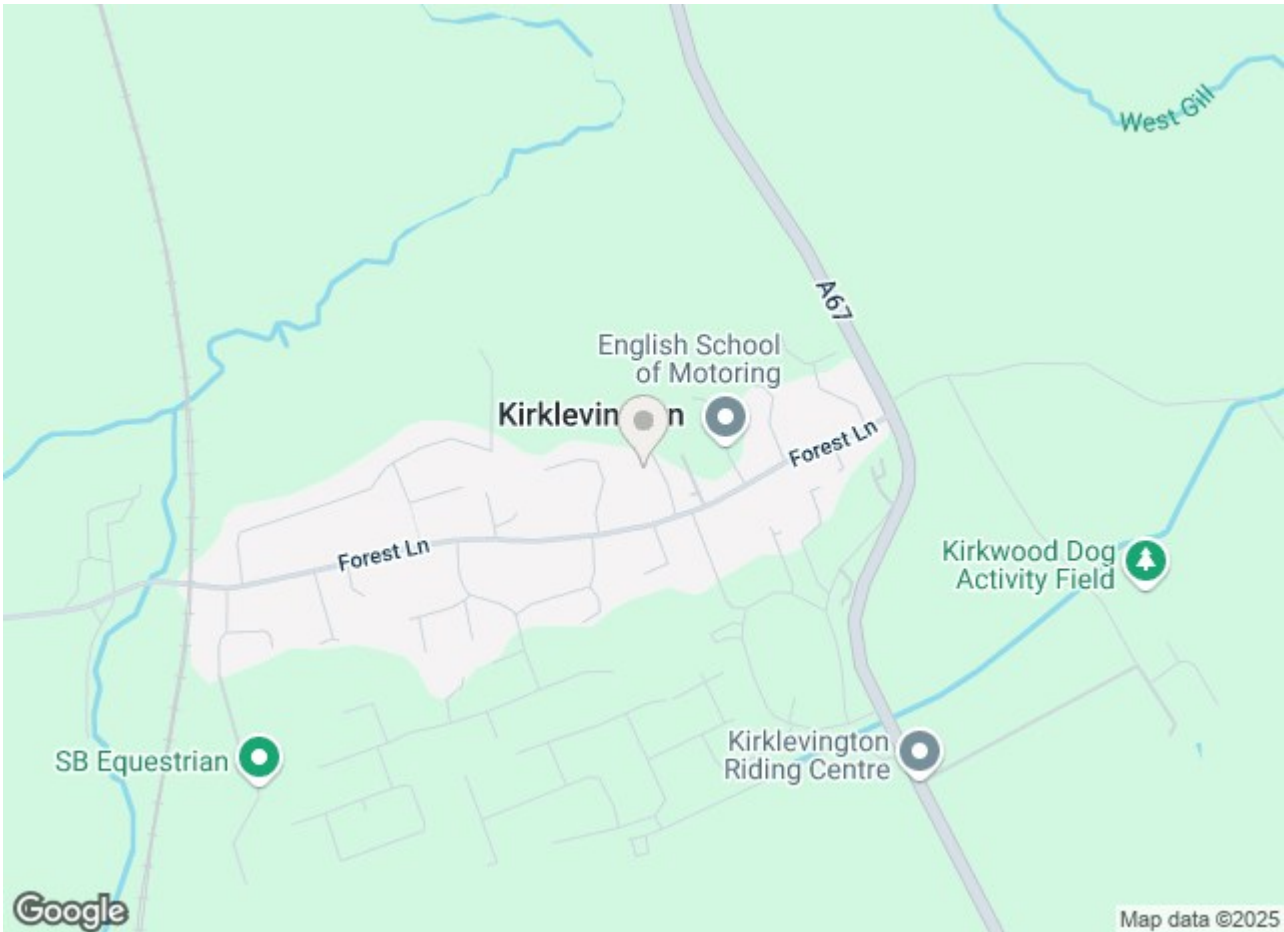






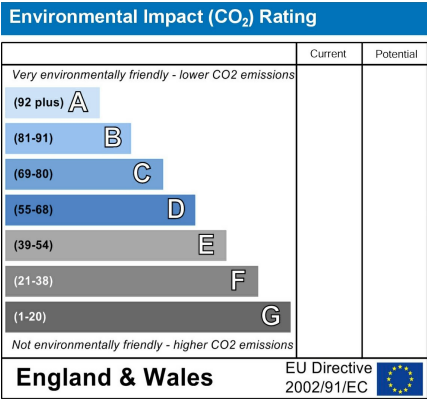
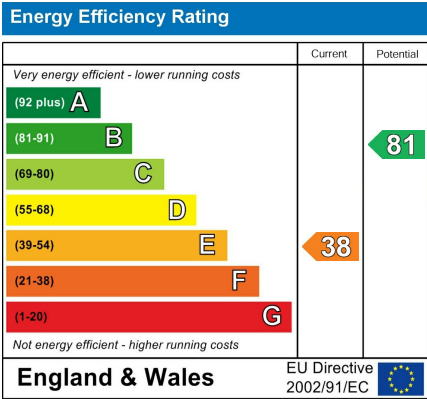


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VIEWING

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

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