



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

4 1 2 F

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

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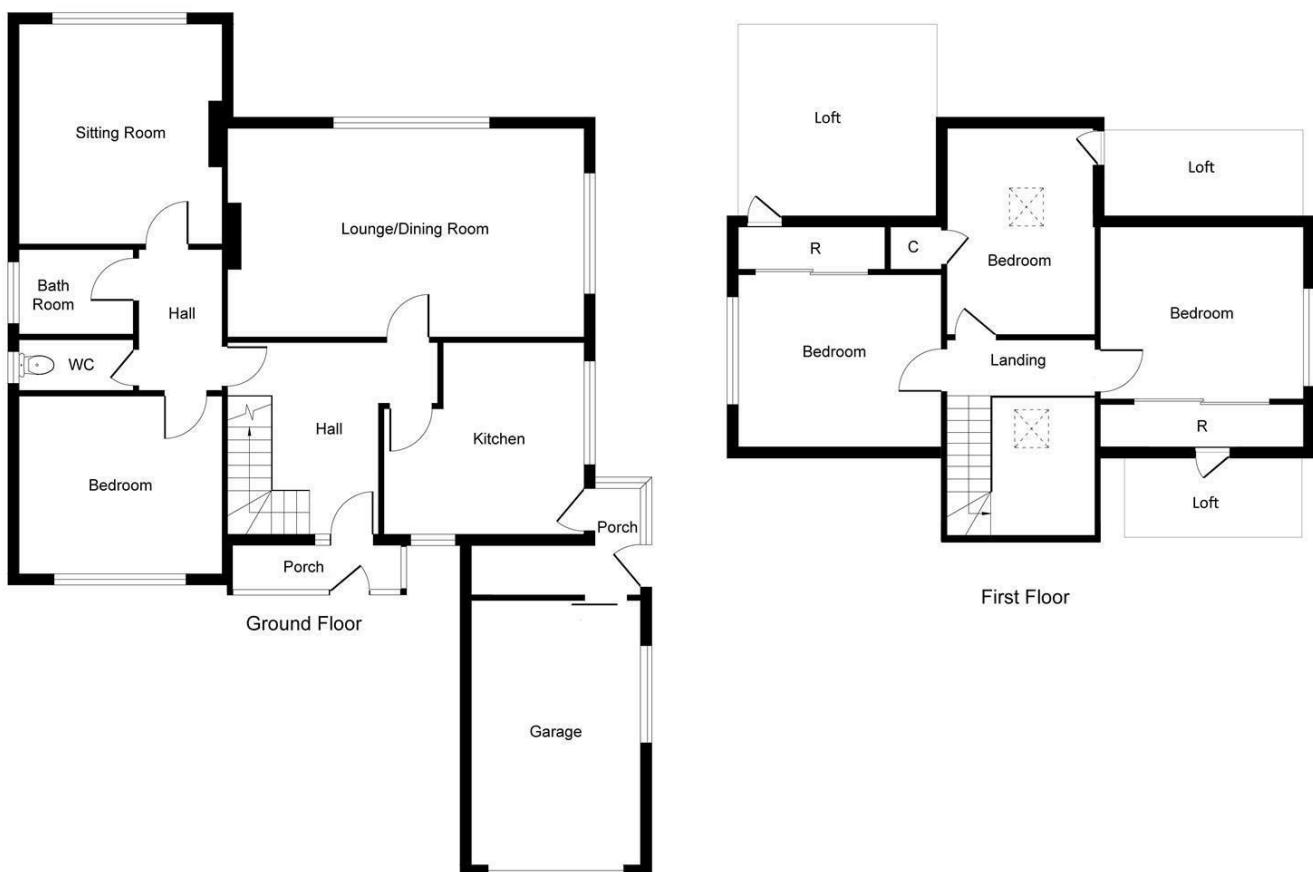
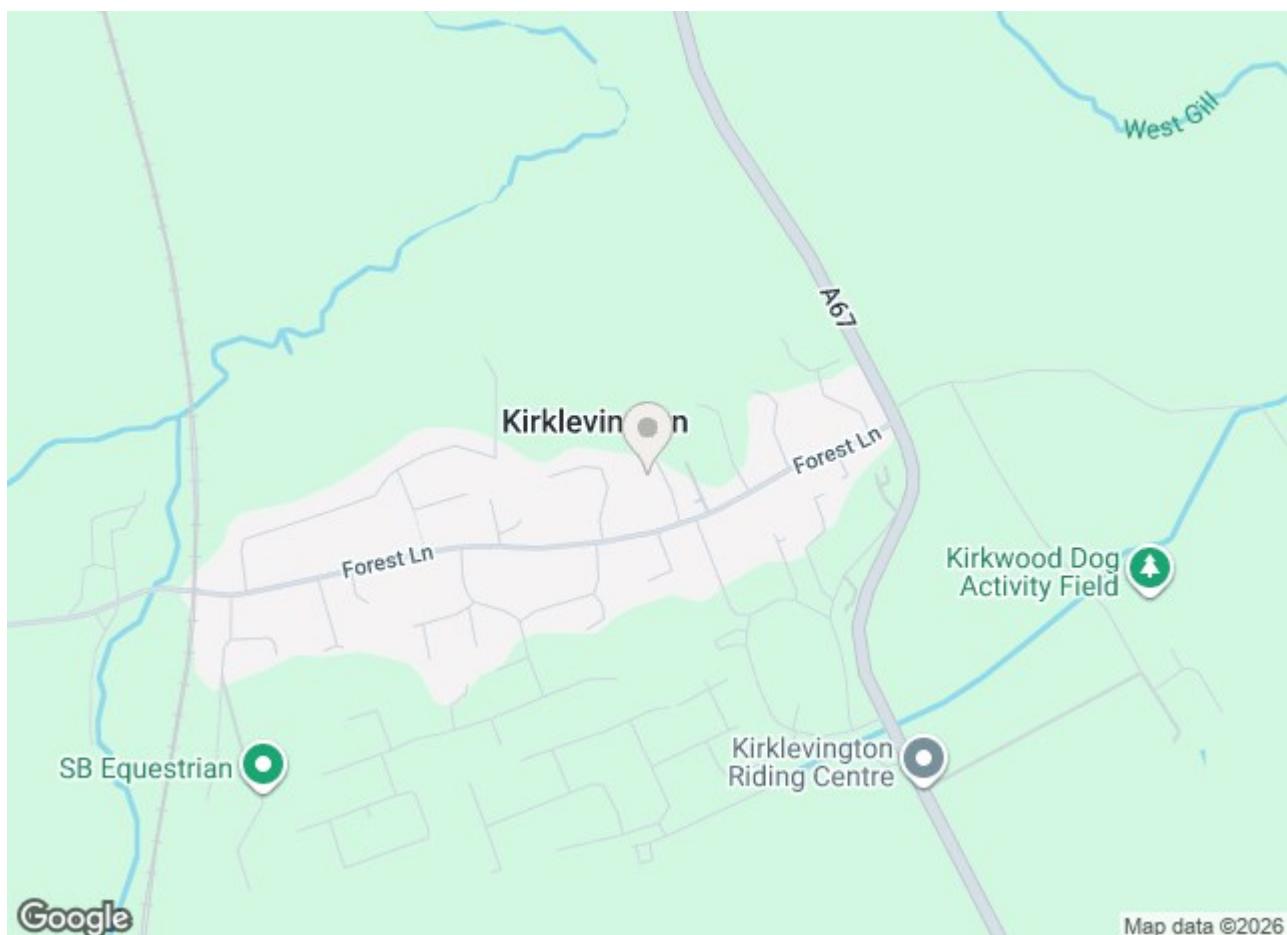
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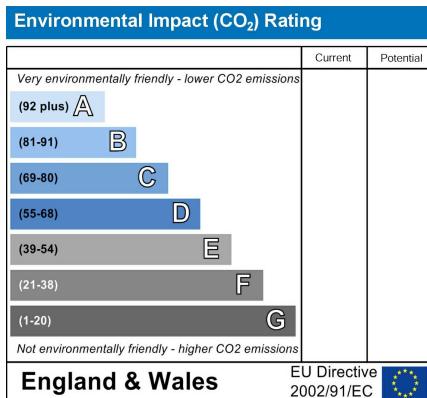
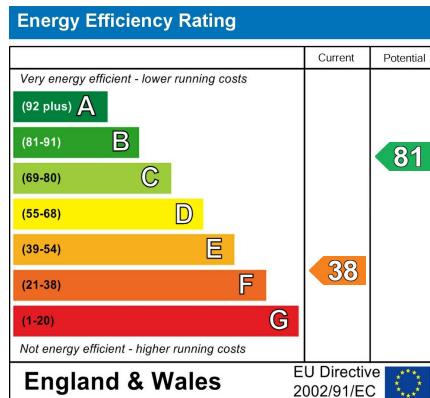
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VIEWING

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