



## 8 Lincoln Close, Catterick Garrison

Offers in the region of £245,000

Forming part of this recently completed and quiet cul de sac, conveniently positioned for all the amenities of Catterick Garrison, this generous detached house provides well planned living spaces which are complimented with a large garden. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms, the master being ensuite, and a house bathroom. Externally there is driveway parking, a garage and a generous rear garden. An early inspection is strongly recommended!

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## **Entrance Hall:**

Accessed through a composite front door and having a radiator and a upvc double glazed window with plantation shutters.

## **Living Room:**

Having a radiator, a TV point, useful under stairs storage and a upvc double glazed window to the front with plantation shutters.



## **Dining Kitchen:**

With space for a table, the kitchen is fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven. There is plumbing for a washing machine, a upvc double glazed window, a radiator and a pair of upvc double glazed doors opening out to the garden.



## **Cloakroom:**

Fitted with a WC, a wash hand basin and a radiator.

## **First Floor Landing:**

With loft access and a radiator.

## **Bedroom 1:**

A double bedroom with a radiator and a upvc double glazed window with plantation shutters.



The **Ensuite** is fitted with a WC, a wash hand basin and a large shower enclosure.

## **Bedroom 2:**

A double bedroom with a radiator and a upvc double glazed window with plantation shutters.





### **Bedroom 3:**

With a radiator and a upvc double glazed window.



### **Bathroom:**

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.



### **External**

The property sits behind a small lawned forecourt garden and a driveway providing off street parking. A gated path to the side leads to the rear garden.

The Garage has an up and over door and a door to the garden.

The large rear garden is mainly lawned and has a patio seating area and a gate to the rear.



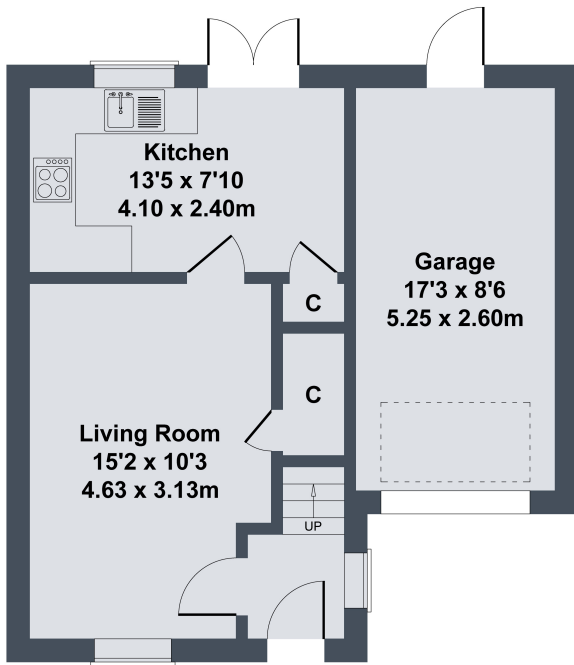
### **Additional Information**

The postcode is DL9 3ES and the Council Tax Band is C.

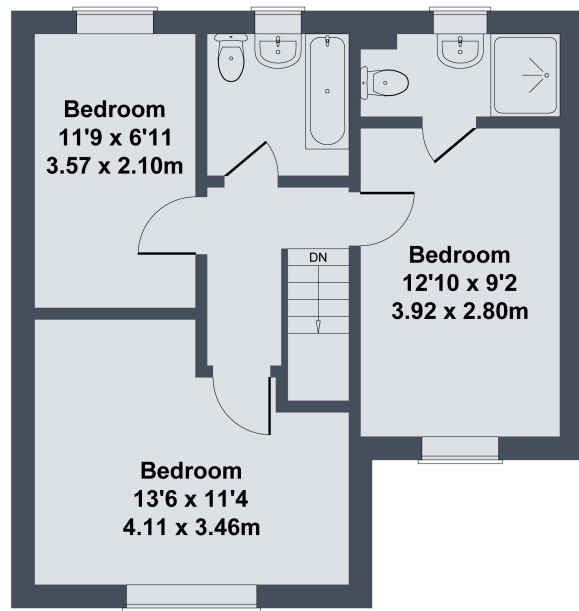
The gas central heating boiler is located in the kitchen.



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**GROUND FLOOR**



**FIRST FLOOR**

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.