



24 Leeming Lane, Catterick

Offers in The Region of £228,000

Situated within the popular location of Catterick Village, within close proximity of local amenities, this spacious three bedroomed detached property provides generous living spaces and makes a fantastic family home. To the ground floor is a living room and a kitchen diner, whilst to the first floor are three bedrooms and a bathroom. Externally to the front, is a large lawned garden, whilst to the rear is a low maintenance patio garden with mature shrubbery. With driveway parking, a garage and being offered to the market CHAIN FREE, an early inspection is strongly recommended!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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Entrance Hall:

Accessed via part glazed upvc front door with glazed side panels, the welcoming hallway has tiled flooring, a radiator and an understairs cupboard.

Living Room:

4.40m x 3.44m (14'5" x 11'3")

A lovely relaxing space with a stone effect feature fireplace, panelled walls. a TV point and a window overlooking the front garden.



Kitchen Diner:

6.44m x 3.02m (21'1" x 9'10")

Comprising a range of wall and base units with complimenting countertops, integrated is an undercounter fridge and freezer, a freestanding Rangemaster (gas) and a washing machine. There is a radiator and a window overlooking the rear garden.



The kitchen provides ample space for a family dining table and has French doors to the rear garden and a radiator.



First Floor Landing:

With a window to the side of the property, a cupboard housing the Worcester Bosch combi boiler and loft access with a ladder.

Bedroom 1:

3.37m x 3.43m (11'0" x 11'3")

A double bedroom with a window to the front of the property, a radiator and USB plug sockets.

**Bedroom 2:**

3.83m x 2.61m (12'6" x 8'6")

A second double bedroom with a radiator and a window overlooking the rear of the property.

**Bedroom 3:**

3.03 x 2.47 (9'11" x 8'1")

With a radiator, a window to the front of the property and a built in cupboard.

**Bathroom:**

2.47 x 1.65 (8'1" x 5'4")

Comprising a wc, a sink unit with storage, a corner bath with an electric shower over, a radiator, an extractor fan and a frosted window to the rear of the property.

**External:**

To the front of the property is a lawned garden, whilst to the rear is a lovely low maintenance patio garden with gates to the either side, providing access to the front garden.

The single garage has an up and over door, power and light.

The property has two designated parking bays.

**Additional Information**

The postcode is DL10 7NL, the Council Tax Band is C.



Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings.
Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.
Photographs are not necessarily current and you should not assume that contents shown are included in the sale.