



FORGE LANE, KIRKBY FLEETHAM DL7



# A beautifully appointed, stylish family home.

This delightful property offers spacious accommodation throughout, the ground floor boasts two receptions, the sitting room retains original exposed timbers and a recess housing a woodburning stove with Oak mantle. A part glazed door gives access to the front of the property. The second offers a charming dining/playroom both have open views to the front overlooking the village green.

To the side and rear is a generous kitchen/breakfast offering a range of base and wall units finished in cream with completing work surfaces, in addition there is ample space for appliances, the room is complemented with views over the private garden. To the side is a generous entrance hallway that leads to the inner hall, this offers a built-in storage along with access to the cellar, the turned staircase leads to the first and second floors.



4  
Tenure  
Freehold

2  
Local Authority  
North Yorkshire County Council

3  
Council Tax Band  
Band D



## Property Description.

To the first floor there are three bedrooms, two of which are doubles with built in storage, and have views to the front, a third is a generous single that overlooks the garden.

The house bathroom offers a three-piece suite in white plus a separate shower cubicle, the walls are partially tiled, with a window to the rear.

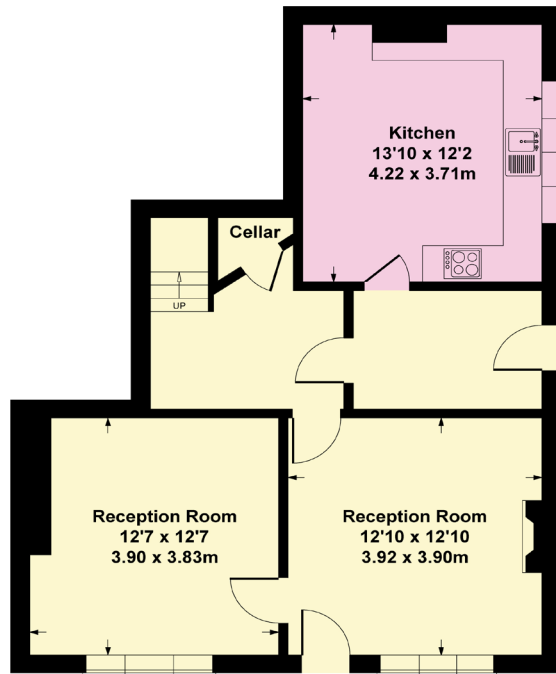
A turned staircase leads to the second-floor suite, with a light double fourth bedroom, there are two Velux windows to the rear with views to open countryside. A spacious landing is flooded with natural light and leads to a generous shower room, again with Velux window, large shower cubicle, WC and handwash basin. There is additional storage, one of the cupboards houses a tumble drier giving a well-placed utility area.

## Outside.

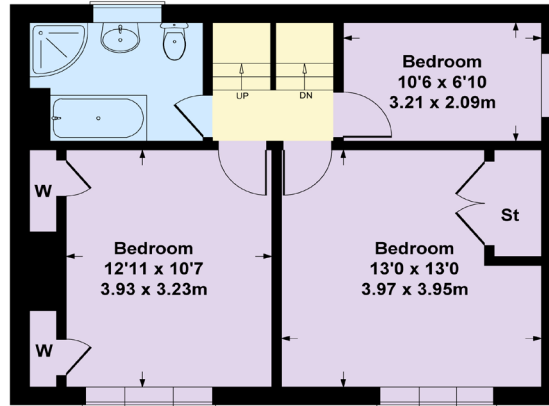
The private garden is located to the side of the property, its laid to lawn with a patio area. There are raised flower beds, outside storage and to one end a generous summerhouse/garden room. To the front there is gated access and private parking.



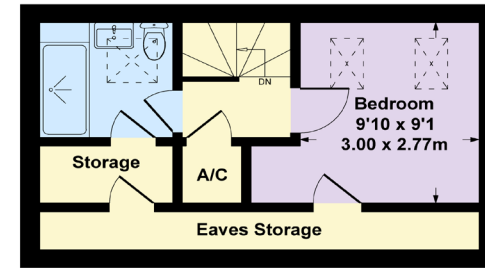




**GROUND FLOOR**



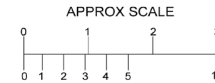
**FIRST FLOOR**



**SECOND FLOOR**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

**5 Forge Lane, Kirkby Fleetham, Northallerton, DL7 0SA**



**APPROXIMATE GROSS INTERNAL AREA  
1410 sq ft - 131 sq m**

**PLEASE CONTACT THE NORTHALLERTON OFFICE - 01677 648 011**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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