



3 MILL LANE, LEEMING

GUIDE PRICE £295,000



Northallerton
Estate Agency



Mill Lane

Leeming, DL7 9SS

3 BEDROOM DORMER BUNGALOW IN THE VILLAGE OF LEEMING WITH GOOD LINKS TO TO A1. THIS PROPERTY IS SOLD CHAIN FREE AND HAS MANY GREAT FEATURES INCLUDING A LARGE FAMILY KITCHEN, SUBSTANTIAL GARDEN AND DETACHED GARAGE.

- CHAIN FREE
- DETACHED GARAGE
- TAX BAND C
- OIL FIRED CENTRAL HEATING
- SUBSTANTIAL GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES



ENTRANCE HALL

STAIRS TO FIRST FLOOR, CEILING LIGHT POINT, CLOAKS HANGING, QUARRY TILED FLOORING.

WC

WC, RADIATOR, CEILING LIGHT POINT

BATHROOM

BATH, SHOWER, WASH BASIN, CEILING LIGHT POINT, HEATED TOWEL RAIL

GROUND FLOOR BEDROOM

CEILING LIGHT POINT, DOUBLE RADIATOR

SITTING ROOM

4 WALL LIGHT POINTS, DOUBLE RADIATOR, TV & PHONE POINT, FEATURE OPEN FIREPLACE,

FAMILY KITCHEN DINER

A GOOD SIZED KITCHEN WITH HOWDENS FITTED KITCHEN, GRANITE WORKTOPS, STAINLESS STEEL SINK WITH MIXER TAP, TILED SPLASH BACK, DISHWASHER, CEILING LIGHT SPOTS, SPACE FOR FRIDGE FREEZER. DOOR TO THE REAR CONSERVATORY.

IN THE DINING AREA THERE IS CEILING LIGHT POINT

CONSERVATORY

CEILING LIGHT POINT AND GLAZED TO 3 SIDES, DOOR OUT TO REAR GARDEN.

1ST FLOOR LANDING

STAIRS UP TO FIRST FLOOR WITH WINDOW THAT GIVES ALOT OF NATURAL LIGHT, CEILING LIGHT POINT AND DOUBLE RADIATOR

BEDROOM 1

CEILING LIGHT POINT, DOUBLE RADIATOR, WALK IN WARDROBE AND STAIRS UP TO THE LOFT AREA.

BEDROOM 2

CEILING LIGHT POINT, DOUBLE RADIATOR, LARGE CUPBOARD HOUSING IMMERSION HEATER.

GARAGE

UP AND OVER DOOR WITH LIGHT AND POWER, SIDE DOOR AND FLOOR MOUNTED OIL BOILER.

GARDEN

GOOD SIZE GARDENS WITH FLAGGED PATIO, SHED AND AT THE REAR A SMALL PADDOCK WITH FORMER STABLE AREA.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - OIL HEATING, WATER, ELECTRIC &

DRAINAGE

NYCC TAX BAND - C

EPC - E



Call us to arrange a viewing on **01609 771959**

