



Smith & Friends are pleased to offer for sale this four bedroom detached house in a pleasant cul de sac location with open outlook along the cul de sac to the front and a private rear garden in the popular Roundhill area of Ingleby Barwick.

The property offers excellent family sized accommodation in good decorative order throughout with the benefit of gas central heating, upvc double glazing, laminate flooring in several rooms, refitted cloakroom/ wc, refitted en suite and conservatory to the rear.

Lawrenny Grove is located off Round Hill Avenue close to local shops, excellent schools and bus services to the surrounding areas.

The accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge with feature fireplace, separate Dining room with patio doors to the Conservatory with doors leading to the rear garden, refitted Kitchen/ Breakfast Room, Cloakroom/ Wc with refitted white suite, Landing, four Bedrooms - master bedroom with sliding door mirror fronted fitted wardrobes and En Suite Shower Room/ Wc with refitted white suite and family Bathroom/ Wc with modern white suite and chrome shower.

Externally there is an open plan front garden, double width driveway providing off street parking facilities, integral garage and enclosed rear garden with paved patio area which is not directly overlooked and enjoys a good degree of privacy.

Viewing is recommended.

Lawrenny Grove, Ingleby Barwick, TS17 5EA

4 Bedroom - House - Detached

£264,995

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



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FRIENDS**
ESTATE AGENTS

Lawrenny Grove, Ingleby Barwick, TS17 5EA

GROUND FLOOR

Entrance Hall

Lounge

13'2 x 13'0 (4.01m x 3.96m)

Dining Room

11'8 x 9'8 (3.56m x 2.95m)

Conservatory

9'4 x 7'8 (2.84m x 2.34m)

Kitchen

14'10 x 11'6 (4.52m x 3.51m)

Cloakroom/ wc

4'10 x 3'0 (1.47m x 0.91m)

FIRST FLOOR

Landing

Bedroom 1

12'6 x 10'6 (3.81m x 3.20m)

En Suite Shower Room/ wc

5'4 x 4'8 (1.63m x 1.42m)

Bedroom 2

11'1 x 8'6 (3.38m x 2.59m)

Bedroom 3

9'10 x 8'6 (3.00m x 2.59m)

Bedroom 4

8'10 x 8'6 (2.69m x 2.59m)

Bathroom/ wc

9'0 x 5'10 (2.74m x 1.78m)

OUTSIDE

Garage

16'10 x 7'10 (5.13m x 2.39m)

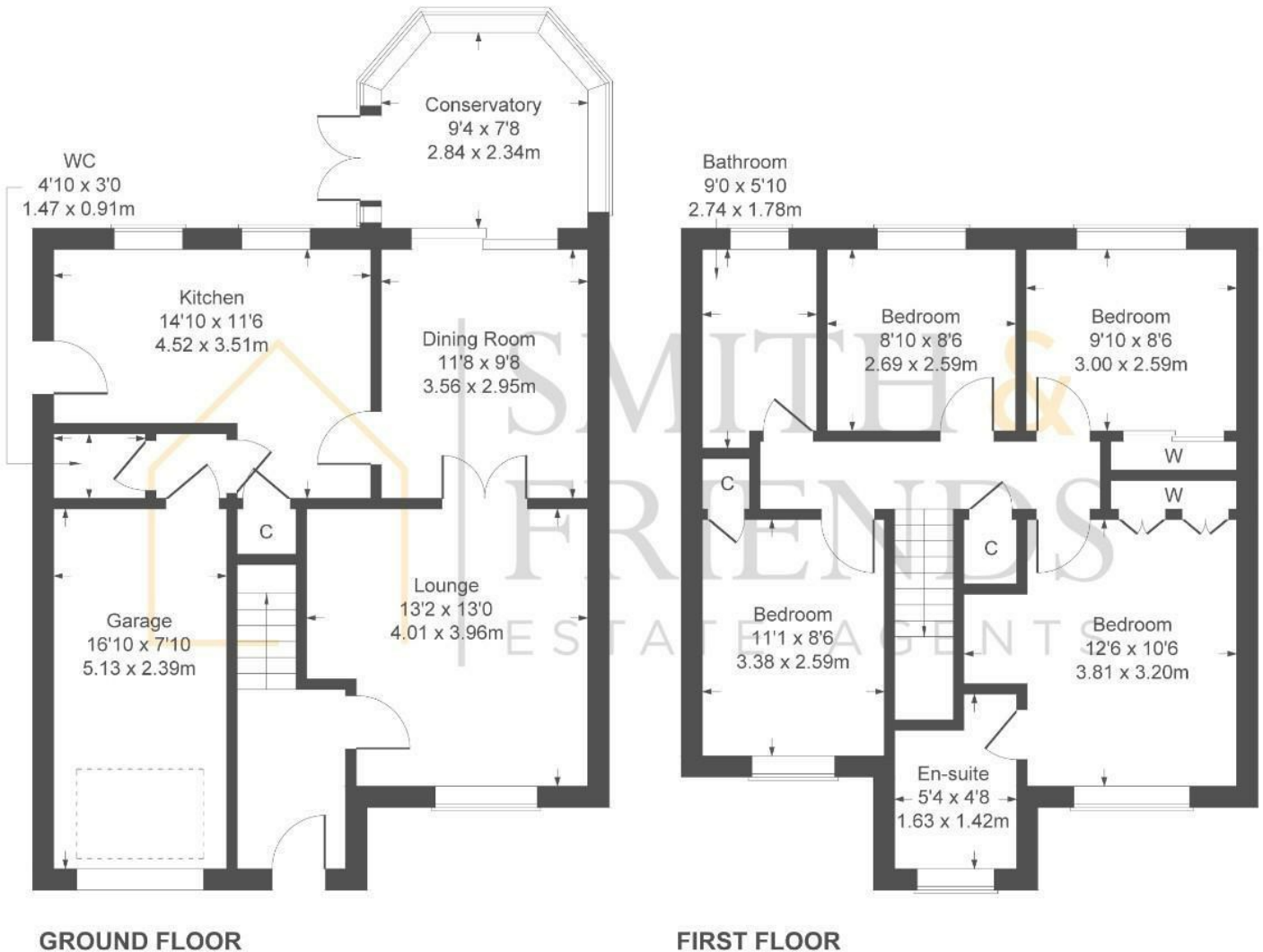


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Lawrenny Grove

Approximate Gross Internal Area
1412 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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