



**LODGE COTTAGE, LOW STREET,  
KIRKBY FLEETHAM, NORTHALLERTON, DL7 0SN**

**£395,000  
FREEHOLD**

Located just outside the village of Kirkby Fleetham with lovely country views towards the Hambleton Hills, this attractive Three Double Bedroom detached home is conveniently positioned for Bedale, Northallerton and Junctions 51 & 52 of the A1(M). The property benefits from a lovely garden, off street parking and garage as well as a great layout and spacious rooms.

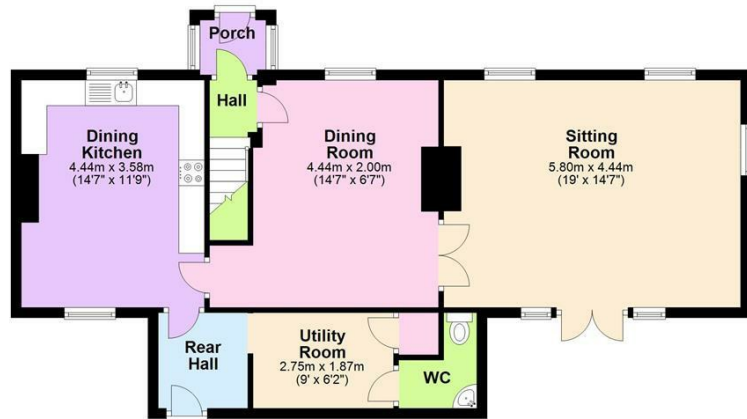
**NORMAN F. BROWN**

Est. 1967

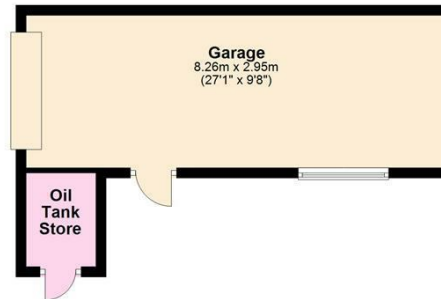
**First Floor**  
Approx. 62.2 sq. metres (669.3 sq. feet)



**Ground Floor**  
Approx. 76.2 sq. metres (820.0 sq. feet)



**Garage**  
Approx. 27.0 sq. metres (290.1 sq. feet)



Total area: approx. 165.3 sq. metres (1779.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>45</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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