



Back Lane, Langthorpe

£640,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

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Est. 1871

Back Lane, Boroughbridge YO51 9BZ

£640,000

A substantial detached family home positioned within this highly sought-after location offering flexible and spacious living accommodation. The property benefits from five double bedrooms and includes a wonderfully open-plan living kitchen. Externally the property sits on a fabulous plot with spectacular rural views and is crucially available for sale with no forward chain.

Upon entering the property a spacious central hallway with solid timber flooring continues into the sitting room, living kitchen and utility. The central hallway gives access to the downstairs living accommodation and also has a useful understairs storage space and convenient downstairs cloakroom.

The sitting room is located to the front of the property and is spacious in size with a large bay window to the front elevation allowing light to flood into the room. A feature fireplace with timber surround and a log effect electric fire act as the focal point of this room.

One of the outstanding features of the property is the substantial living kitchen which benefits from a combination of base, wall and full height storage units with timber preparation surfaces incorporating a 1 & 1/2 ceramic sink with drying area. There is also a feature breakfast island again with timber preparation surfaces which offers additional storage space. The room has ample space for a dining table and the opportunity to create a more relaxed seating area. There are a number of integrated appliances, including a Leisure gas range cooker, fridge/freezer and dishwasher. The kitchen enjoys wonderful views out over the rear garden and has French doors leading out to it.

Located off the kitchen is a convenient utility room with additional storage cupboard, worktops and sink. There is also space and plumbing for washing provisions. The utility has access doors leading out to the



Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
Council Tax: E - North Yorkshire Council
EPC Rating: C (69)
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



rear garden and into the integral garage.

Also located on the ground floor are two double bedrooms, the first of which is located towards the front of the property and has a contemporary ensuite shower room which includes a large corner shower cubicle, low flush WC, wash hand basin with mixer tap, heated towel rail and storage units. The second of the downstairs bedrooms is located towards the rear of the property and enjoys pleasant views of the rear garden and fields beyond. This room is flexible in design and could easily be used as an additional reception room.

A timber staircase leads up to the spacious first floor landing. Located on the first floor are three further double bedrooms all of which are spacious in size and have fabulous rural views.

The largest of the first floor bedrooms is served by a stylish ensuite shower room which has a corner shower cubicle, low flush WC, wash hand basin with mixer tap, heated towel rail and tiled flooring.

The house bathroom is contemporary in design and comprises a three-piece suite including bathtub with shower over, low flush WC, wash hand basin with mixer tap and heated towel rail.

The property sits on a fantastic plot with good sized front and rear gardens. The rear garden has a large flagged patio area immediately to the rear of the property with a path leading to the timber summerhouse which has power connected. There is a substantial lawned garden with low-level fence to the rear boundary which allows for superb views across the rural fields beyond.

At the front of the property is a tarmac 'in and out' driveway providing ample offstreet parking and easy access. There are also lawned areas with mature bushes giving the property fabulous curb appeal. The garage is substantial in size with an electric roll top door and lighting/power within.

It is therefore as agents that we strongly recommend an internal inspection to truly appreciate what this property has to offer.

Agents Note: The Plan listed within this marketing is strictly for illustrative purposes only and gives guide to the properties boundaries.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



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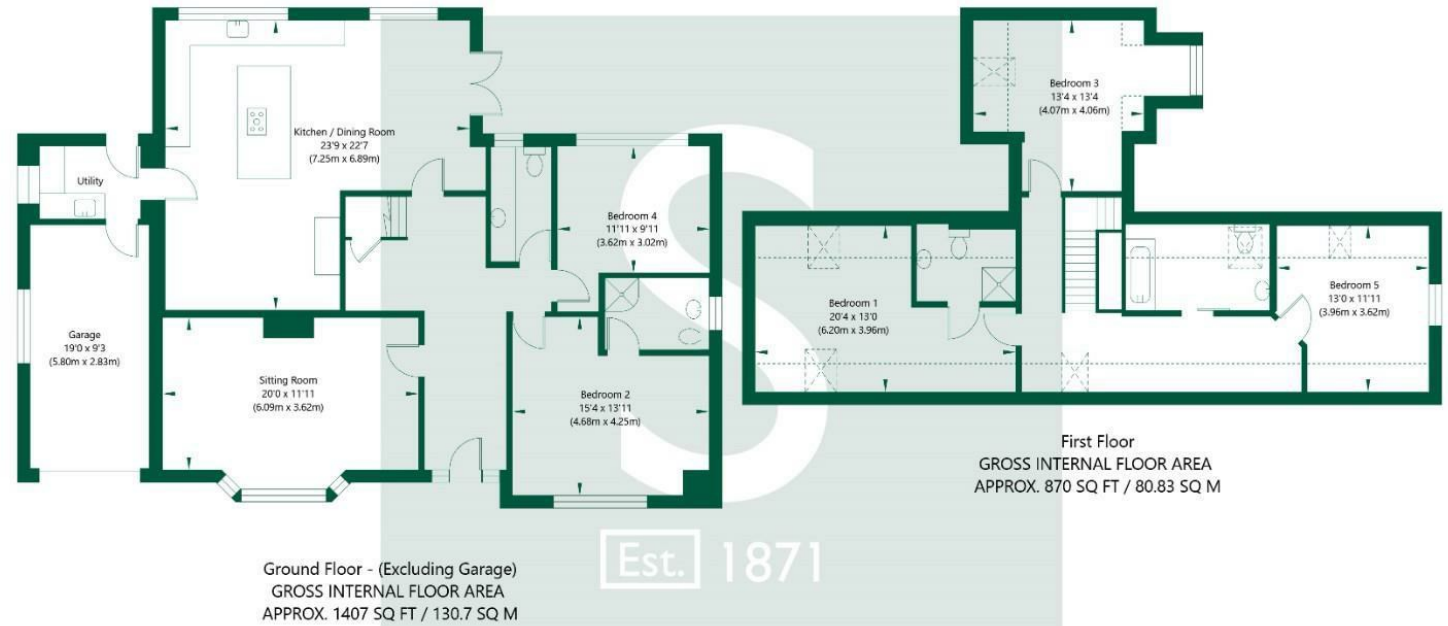
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2277 SQ FT / 211.53 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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