



## 6 Lincoln Close, Catterick Garrison

Offers in The Region of £285,000

Forming part of this popular development, conveniently positioned for all local amenities, this very well presented detached house provides generous living spaces that are complimented with a South facing garden. To the ground floor there is a living room, an open plan dining kitchen, a utility room and a cloakroom, with the first floor having four bedrooms, the master with an ensuite, and the house bathroom. Externally there is driveway parking for two cars, a garage and the South facing garden that enjoys the sun throughout the day. An early inspection is strongly recommended.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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## **Entrance Hall:**

The welcoming hallway features herringbone flooring, a radiator, timber panelling effect detailing to the walls and a upvc double glazed window.

## **Cloakroom:**

Fitted with a WC and a wash hand basin.

## **Living Room:**

Having a radiator, a TV point and a upvc double glazed window to the front of the property.



## **Dining Kitchen:**

A great space, perfect for modern family living.



With ample space for family dining, the kitchen is fitted with a range of quality wall and base units with complimenting countertops.



Integrated into the units are a gas hob and oven with an extractor over. There is plumbing for a dishwasher, space for a fridge freezer, a radiator, a upvc double glazed window and a pair of upvc double glazed doors that open out to the South facing garden.



## **Utility:**

With a range of storage units, plumbing for a washing machine, and a half glazed door to the side of the property.

## **First Floor Landing:**

With loft access, an airing cupboard and a radiator.

### **Bedroom:**

A double bedroom with a radiator and a upvc double glazed window.



The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure. There is a heated towel rail and a upvc double glazed window.

### **Bedroom:**

A double bedroom with a built in wardrobe, a radiator and a upvc double glazed window.

### **Bedroom:**

With a radiator and a upvc double glazed window.



### **Bedroom:**

With a radiator and a upvc double glazed window.



### **Bathroom:**

Fitted with a white suite that comprises a WC, a wash hand basin and a bath with a shower over. There is a heated towel rail and a upvc double glazed window.



### **External**

The property sits back from the road behind a neat lawned garden and a driveway providing off street parking for two cars. The Garage has an up and over door and a door to the garden. The South facing rear garden enjoys the sun throughout the day. It is mainly lawned and has a patio seating area.

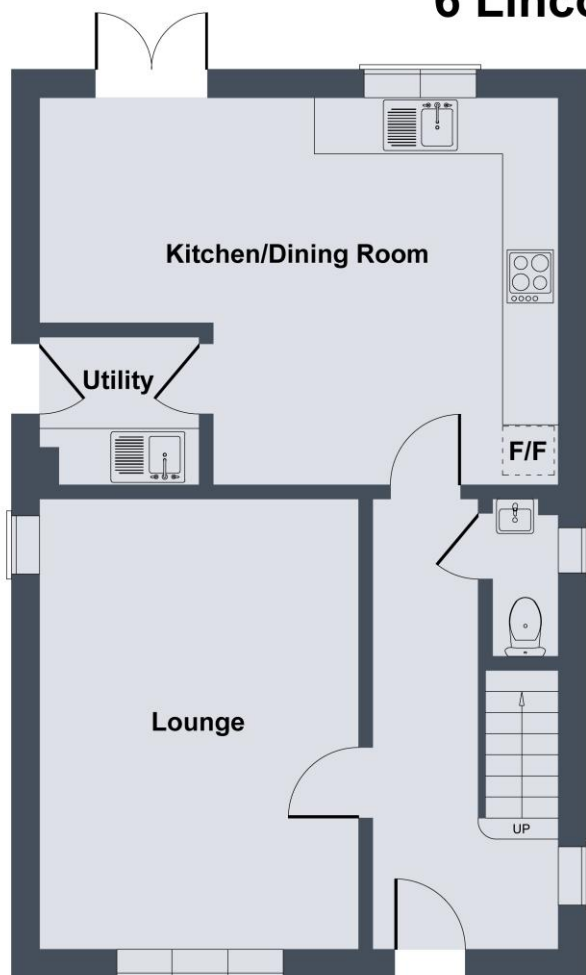


### **Additional Information**

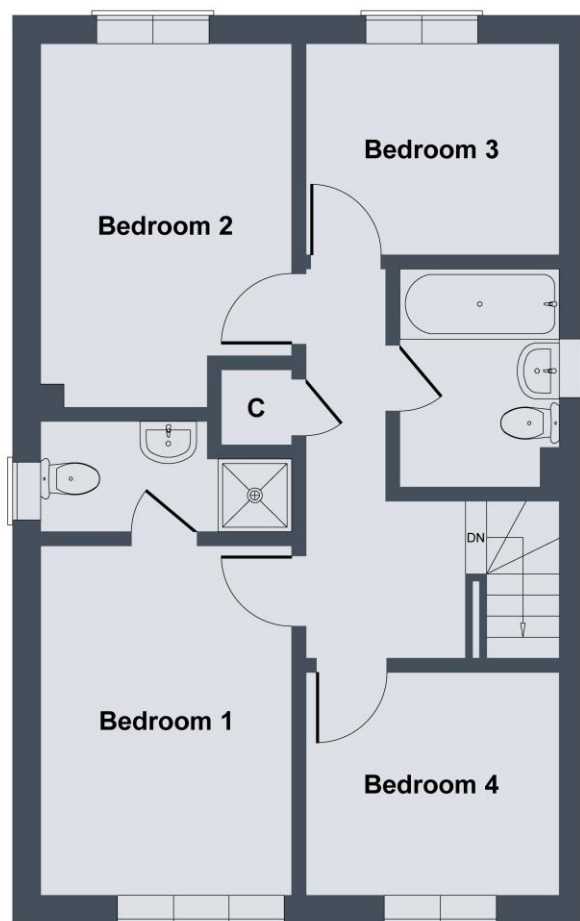
The postcode is DL9 3ES and the Council Tax Band is D. The gas central heating boiler is located in the utility.



## 6 Lincoln Close



**GROUND FLOOR**



**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026