



Lavender Lane, Wynyard Billingham TS22 5GX

welcome to

Lavender Lane, Wynyard Billingham

A fantastic family home offering spacious, flexible accommodation and presented to a superb standard throughout-early viewing is highly recommended.



Entrance Hall

Double glazed door to front, feature wall panelling, radiator, built in understairs storage cupboard and storage cupboard housing fuse box, stairs to first floor, door to family area.

Cloakroom

Low level WC, vanity wash hand basin and mixer tap, half height wall tiles, chrome heated towel rail, spotlights, extractor fan.

Family Area

Double glazed bay window to front, radiator, open to kitchen.

Kitchen

Modern fitted kitchen, good range of wall and base units and contrasting granite working surfaces plus modern up stands, inset 1. 1/2 sink with stainless steel mixer tap, built in electric double oven and gas hob with extractor over, integrated microwave oven, integrated fridge freezer, integrated dish washer, spotlights, space for dining table, double glazed patio doors to rear, extractor fan, radiator, door to utility.

Utility Room

Matching wall and base units and roll edge worktops plus upstands, plumbing for washing machine/dryer (this is integrated and being left by the current owners), double glazed window to rear, wall mounted Ideal Logic boiler in wall unit, door to WC.

First Floor Landing

Radiator, spotlights, stairs to second floor.

Lounge

2 double glazed windows to front, acoustic panelling to one wall, fitted electric fireplace with storage either side, radiator.

Bedroom 2

2 double glazed windows to rear, fitted 2 door wardrobe, radiator.

Bathroom

Panel bath and mixer tap with overhead shower and glass screen, wall hung wash hand basin and mixer tap, low level WC, half height wall tiling, spotlights, extractor fan, chrome heated towel rail.

Second Floor Landing

Loft access, radiator.

Bedroom 1

2 double glazed windows to front, 6 door fitted wardrobe, spotlights, radiator, feature wall panelling and inset spotlights.

En Suite

Enclosed shower, wall hung wash hand basin and mixer tap, low level WC, half height wall tiling, spotlights, extractor fan, chrome heated towel rail, built in storage cupboard housing hot water cylinder.

Bedroom 3

2 double glazed windows to rear, radiator.

Externally

Front

Attractive, laid to stone chips, tandem driveway.

Rear Garden

Stunning, enclosed with fenced border, laid to lawn and patio with beautifully planted borders, outdoor power supply x 2, outdoor tap.

Garage

Up and over door to front, power, lighting.



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welcome to

Lavender Lane, Wynyard Billingham

- UTILITY ROOM
- GARAGE
- EN SUITE
- TANDEM DRIVEWAY
- BEAUTIFUL LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

BIL109725 - 0004

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