



**Lichens Letch Lane, Stockton-On-Tees TS21 1EG**

welcome to

## Lichens Letch Lane, Stockton-On-Tees

An outstanding four bedroom dormer bungalow sitting within close proximity to Carlton Village yet with ease of access to A66 and very good local amenities. With contemporary high spec finishing's throughout - you need to step into to appreciate the design and generous space this bungalow offers you!

### Entrance Porch

Entered via double glazed door to side elevation, radiator and door into hallway.

### Hallway

Stairs to first floor landing, under stairs storage cupboard and radiator.

### Lounge

10' 4" x 12' ( 3.15m x 3.66m )  
Double glazed window to front elevation, TV and telephone point and radiator.

### Reception Room Two

15' 6" x 10' 1" ( 4.72m x 3.07m )  
Storage cupboard and double glazed window to rear elevation.

### Utility Room

8' 8" max x 5' 1" max ( 2.64m max x 1.55m max )  
Double glazed door to side elevation, radiator, sink and mixer tap, extractor fan, plumbing for washing machine and space for tumble dryer.

### Kitchen / Dining Area

22' 3" max x 12' ( 6.78m max x 3.66m )  
Fitted with a good range of high gloss wall and base units, two skylight windows, two radiators, double glazed French doors to rear and side elevation, spotlights to ceiling, free range master style cooker, chimney style extractor fan, space for free standing fridge freezer, 1 and 1/2 sink and drainer unit with mixer tap and chrome sockets and switches.

### First Floor Landing

Radiator and storage cupboard.

### Bedroom One

17' x 15' 6" ( 5.18m x 4.72m )

Double glazed window to rear elevation, radiator and door to en - suite.

### En - Suite

Double glazed skylight window to side elevation, spotlights to ceiling, WC, extractor fan, walk in shower cubicle, chrome ladder style towel warmer, wash hand basin and radiator.

### Bedroom Two

16' 9" max x 12' 6" ( 5.11m max x 3.81m )  
Double glazed window to front elevation and radiator.

### Bedroom Three (Ground Floor)

16' 5" x 11' 7" ( 5.00m x 3.53m )  
Double glazed window to front elevation and radiator.

### Bedroom Four

7' 6" x 6' 5" ( 2.29m x 1.96m )  
Double glazed skylight window to side elevation and radiator.

### Bathroom

Double glazed skylight window to side elevation, vanity wash hand basin, WC, bath, chrome ladder style towel warmer and radiator.

### Shower Room

Double glazed window to side elevation, walk in shower cubicle, WC, wash hand basin and chrome ladder style towel warmer.

### Externally

Driveway to front of the property and is laid to lawn. Garden to rear of the property and is laid to lawn with trees and borders.



### **Detached Garage**

Up and over door, power points and lighting.



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## Lichens Letch Lane, Stockton-On-Tees

- BUNGALOW
- OFF-STREET PARKING
- GARAGE
- FOUR BEDROOMS
- DETACHED

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

**£390,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
STO113520 - 0003

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