



## Forest Lane, Kirklevington, Yarm, TS15 9LY

This property is for sale with the added benefit of no onward chain. Situated in the picturesque and highly sought after village of Kirklevington, on the outskirts of Yarm, this immaculate and recently extended two bedroom detached bungalow offers a unique opportunity to enjoy both modern living and a tranquil rural setting.

Located on a generous plot on the prestigious Forest Lane, the property is accessed via a private road with secure electric gates. The hallway leads to a spacious lounge, while the extended kitchen/dining room offers a true centerpiece of the home. The recently installed kitchen enjoys a range of fitted units, a central island with wooden worktops, a Belfast sink, and integrated appliances, including a double oven and induction hob. There is also space for a fridge/freezer and washing machine. The vaulted ceiling, Velux window, and large bi-fold doors opening to the rear garden fill the space with natural light, creating an inviting atmosphere.

The master bedroom features fitted wardrobes, access to the bathroom, and French doors leading to the garden. A second double bedroom and a family bathroom, complete with a roll-top bath and separate shower cubicle, provide additional comfort and style.

Externally, the property benefits from a spacious block-paved driveway with off-road parking for multiple vehicles, a large lawned garden, a summerhouse, and a partially covered patio area which offers a good degree of privacy.

Kirklevington offers stunning countryside views, a strong community spirit, excellent schools, and convenient transport links via the A19. Nearby Yarm adds to the appeal, with its vibrant selection of shops, cafés, and restaurants, making this home ideal for families and professionals seeking a harmonious blend of tranquility and convenience.

Offers Over £360,000



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HALL

LOUNGE

18'7" x 15'1" (5.66m x 4.60m)

KITCHEN

18'1" x 15'2" (5.51m x 4.62m)

BEDROOM ONE

55'9"3'3"" x 36'1"26'2"" (17'1" x 11'8")

BEDROOM TWO

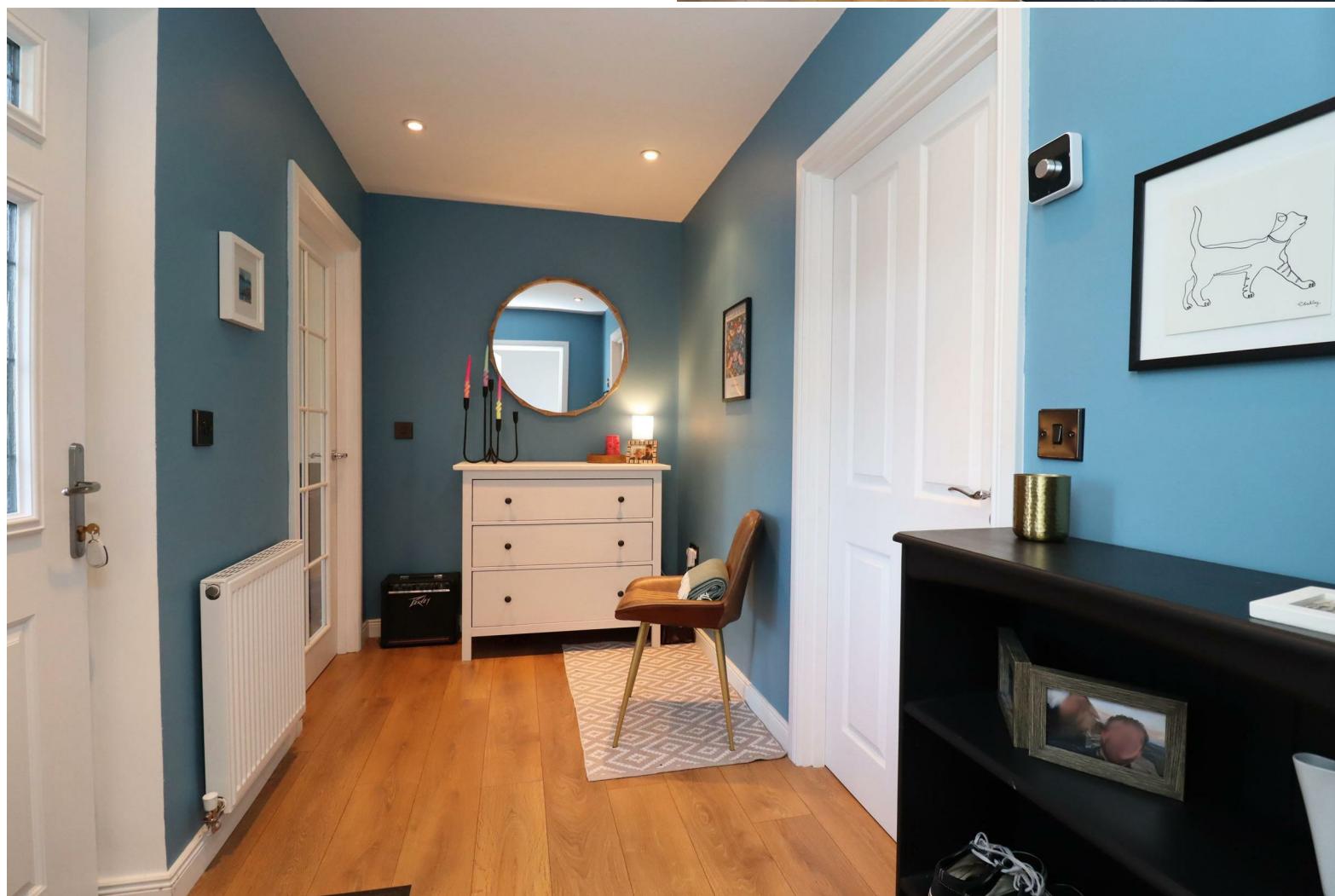
11'2" x 9'11" (3.40m x 3.02m)

BATHROOM

10'7" x 9'2" (3.23m x 2.79m)

#### AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Tel: 01642 248248

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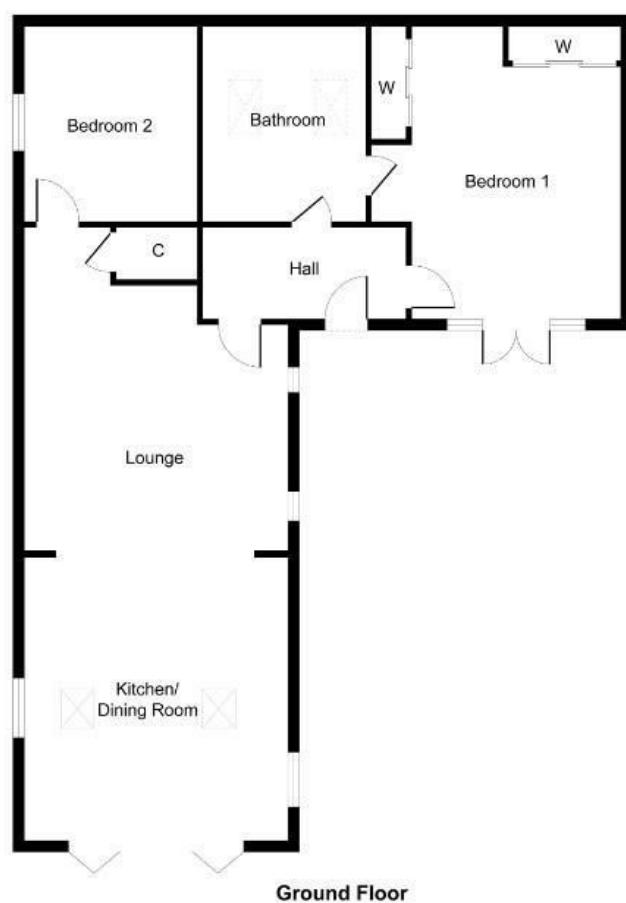
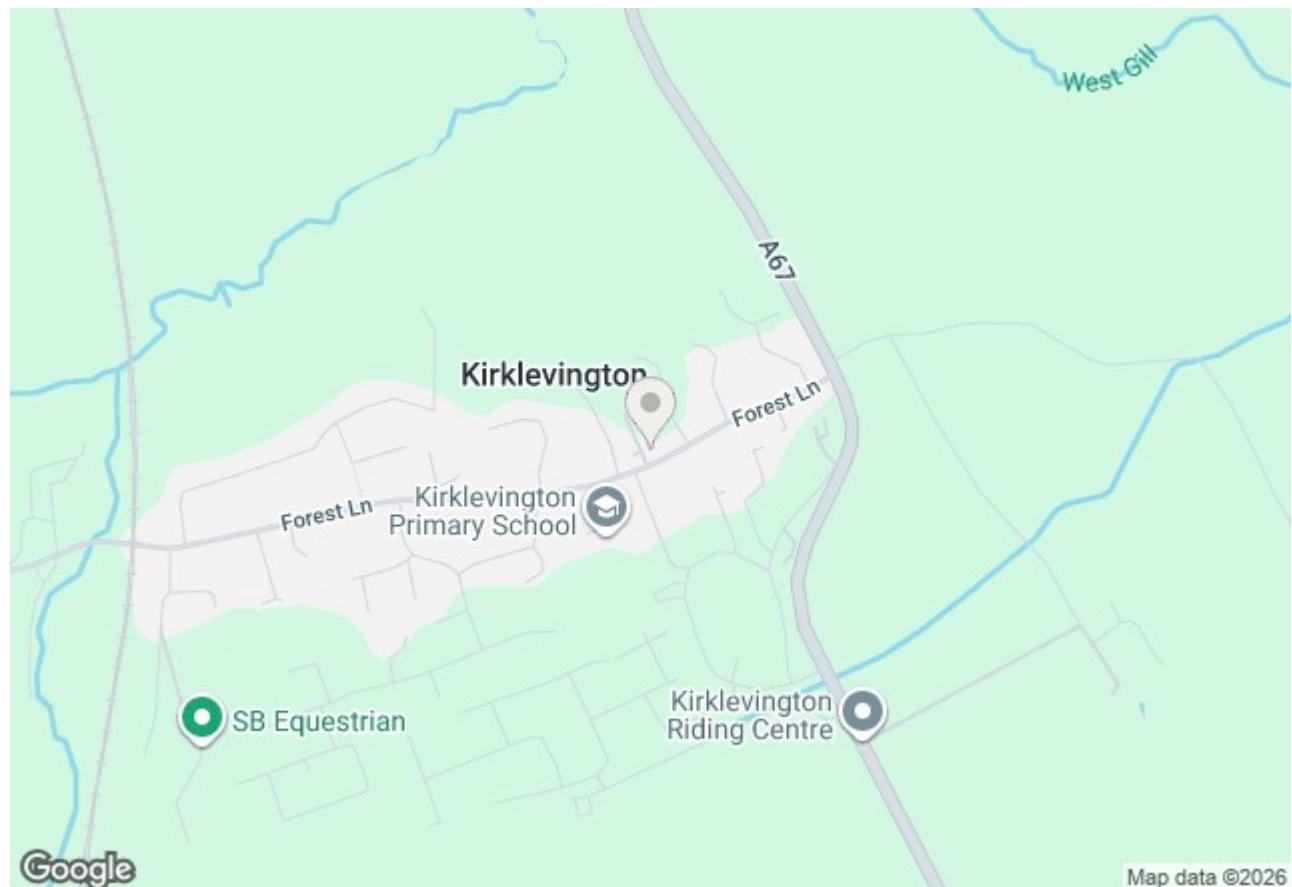
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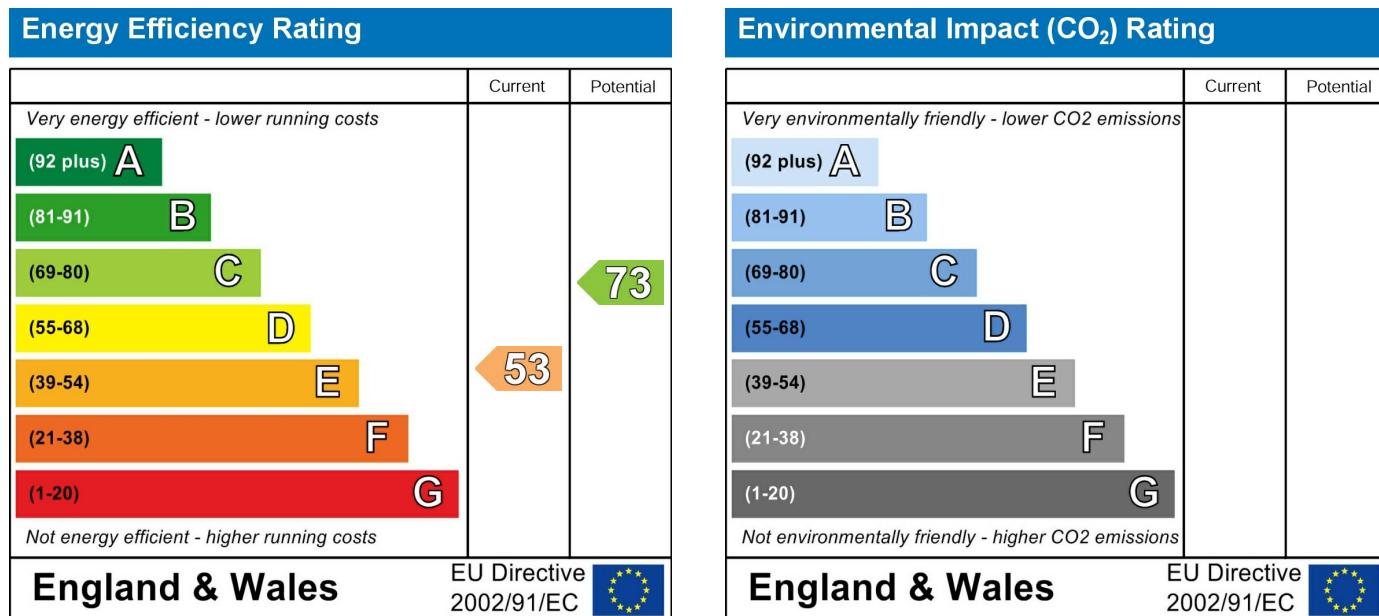
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#### VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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