

## LINGFIELD ROAD, YARM, TS15 9RB



- ▲ A Beautifully Presented, Significantly Extended & Improved Four Double Bedroom Detached Family Home
- ▲ Offering Surprisingly Generous & Deceptively Spacious Accommodation Enhanced by Tasteful Decor & High Quality Fittings
- ▲ Lounge with Wood Burner & Front Facing Double Glazed Bow Window Having Double Doors to The Separate Dining Room
- ▲ Stunning Family/Garden Room with Vaulted Ceiling Having Electric Velux Windows & Bi-Folding Doors to The Rear Garden
- ▲ Kitchen with High Gloss Units, Built-In Oven & Hob, Microwave Oven, Integrated Fridge/Freezer, Dishwasher & Washing Machine
- ▲ Luxurious En-Suite to The Master Bedroom, Family Bathroom with White Three Piece Suite & Useful Ground Floor Cloakroom/WC
- ▲ Gas Central Heating System Via a Worcester Combination Boiler & Double Glazing
- ▲ Attractive Lawned Gardens to Front & Rear, Block Paved Double Width Driveway & Single Garage
- ▲ Set Within the Popular Levendale Area of Yarm, Close to Highly Regarded Junior & Secondary Schooling

**£330,000**

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A beautifully presented, significantly extended, and improved four double bedroom detached family home offering surprisingly generous and deceptively spacious accommodation enhanced by tasteful decor and high quality fittings.

**KITCHEN - 3.4m x 2.87m (11'2" x 9'5")**

**FAMILY/GARDEN ROOM - 5.3m x 3.63m (17'5" x 11'11")**

**GROUND FLOOR**

**FIRST FLOOR**

**ENTRANCE HALLWAY**

**LANDING**

**CLOAKROOM/WC - 1.65m x 0.74m (5'5" x 2'5")**

**BEDROOM ONE - 4.7m (15'5") reducing to 2.82m (9'3") x 2.77m (9'1") to robes**  
Fitted wardrobes.

**LOUNGE - 4.2m x 3.84m (13'9" x 12'7")**

**EN-SUITE SHOWER ROOM - 2.77m x 1.55m (9'1" x 5'1")**

**DINING ROOM - 3.5m x 2.54m (11'6" x 8'4")**

**TO VIEW: Tel: 01642 788878**  
59 High Street, Yarm, TS15 9BH

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**BEDROOM TWO - 3.38m x 3.33m (11'1" x 10'11")**

**AGENTS REF:** - DC/LS/YAR230307/11102023

**BEDROOM THREE - 3.38m x 3.2m (11'1" x 10'6")**

**Council Tax Band:** C **Tenure:** Freehold

**BEDROOM FOUR - 3.4m x 3.02m (11'2" x 9'11")**

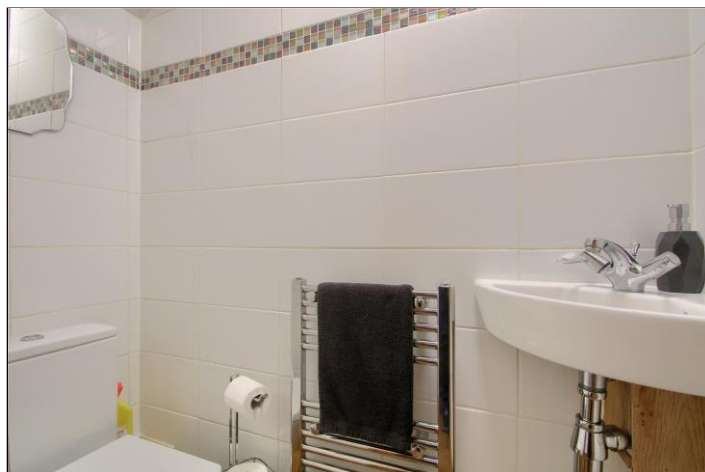
**TO VIEW:** Contact our Yarm office on  
Tel: **01642 788878**

**BATHROOM - 2.54m x 1.68m (8'4" x 5'6")**

### EXTERNALLY

#### **GARDENS & GARAGE**

Lawned front garden with a block paved double width driveway leading to the single garage with up and over door, Utility area, power points and lighting. In addition, there is a built in storage area to the side of the garage. The rear garden is mainly laid to lawn with shrub borders, a timber shed and generous paved patio area.





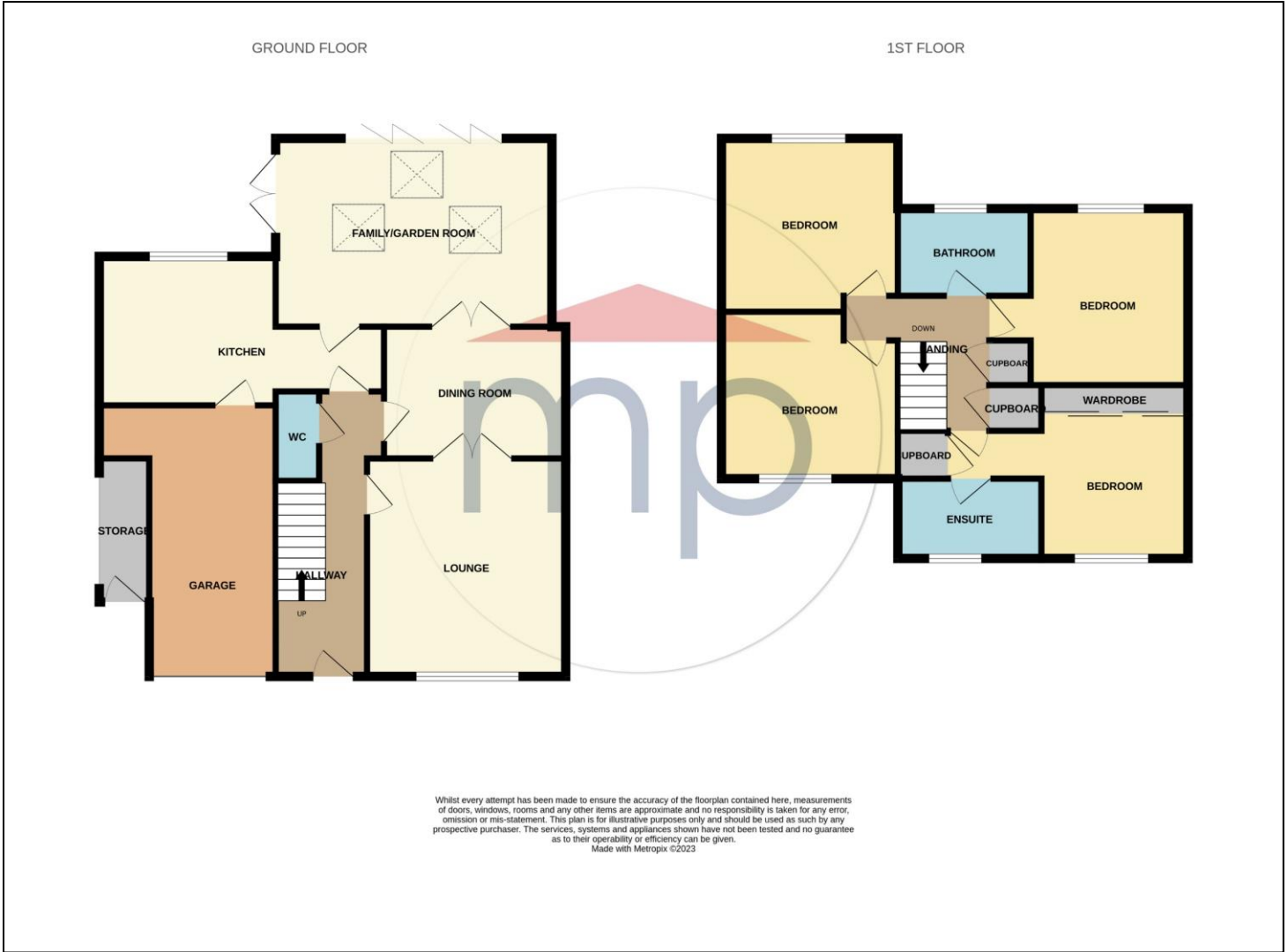
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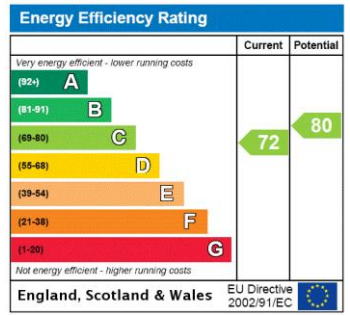
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