



18 MILL LANE, LEEMING
NORTHALLERTON, NORTH YORKSHIRE, DL7 9SS



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A well-presented three-bedroom detached bungalow briefly comprising a living room, kitchen, superb sunroom, three bedrooms, shower room, utility, and garage, with off-street parking and a generous rear garden.

- Detached bungalow
- Three double bedrooms
- Spacious sunroom across rear
- Driveway, garage & utility
- Generous garden with workshop

OFFERS OVER £300,000

GET IN TOUCH

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DESCRIPTION

The property is entered via an entrance porch leading into a central hallway, which provides access to the majority of the accommodation and loft space above.

To the front of the property is a bright and welcoming sitting room, featuring a log burning stove set within an inglenook-style fireplace with a granite hearth and stone surround. The room offers ample space for both seating and a home working area, with French doors opening through to the sunroom.

Spanning the full width of the rear, the sunroom is a standout feature of the home, offering versatile living and dining space with pleasant views over the garden. The room benefits from a solid roof with inset spotlights, two radiators, and direct access out to a covered seating area, making it ideal for entertaining throughout the year.

The kitchen is fitted with a range of oak wall and base units with wooden work surfaces over, incorporating integral appliances including a dishwasher and fridge, along with a five-ring gas hob, oven, grill, and extractor. A serving hatch connects through to the sitting room, and there is also direct access into the sunroom.

A separate utility room is located to the rear of the garage and is accessed via the covered seating area. This useful space provides additional storage, plumbing for white goods, and houses the combination boiler, with internal access through to the garage.

The property offers three well-proportioned double bedrooms. Bedrooms one and two are positioned to the front, both benefiting from fitted wardrobes, while bedroom three is located to the rear and also includes fitted wardrobes.

The shower room has been modernised and comprises a walk-in shower, vanity wash hand basin, WC, heated towel rail, and fully tiled walls and flooring.

Externally, the property sits behind a substantial block paved driveway providing ample off-road parking and access to the attached garage. The rear garden is a generous size and is mainly laid to lawn, complemented by a raised flower bed and multiple storage sheds. A timber workshop with power and lighting offers excellent additional workspace, while a large, decked terrace spans the rear of the property,





incorporating a covered seating area and providing an ideal space for outdoor dining and entertaining.

LOCATION

Situated in the charming village of Leeming, North Yorkshire, this property enjoys a peaceful rural setting surrounded by open countryside, offering an ideal balance of tranquillity and convenience. The village itself provides a friendly community atmosphere along with a selection of local amenities, while nearby market towns such as Bedale and Northallerton offer a wider range of shops, schools, and leisure facilities.

The location is particularly well placed for commuters, with excellent road links via the A1(M), providing easy access to larger towns and cities across the region. For those who enjoy the outdoors, the area is perfectly positioned to explore the beautiful landscapes of the Yorkshire Dales and North York Moors, making it an ideal setting for both everyday living and weekend escapes.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Charges

North Yorkshire Council Tax Band C.

Tenure

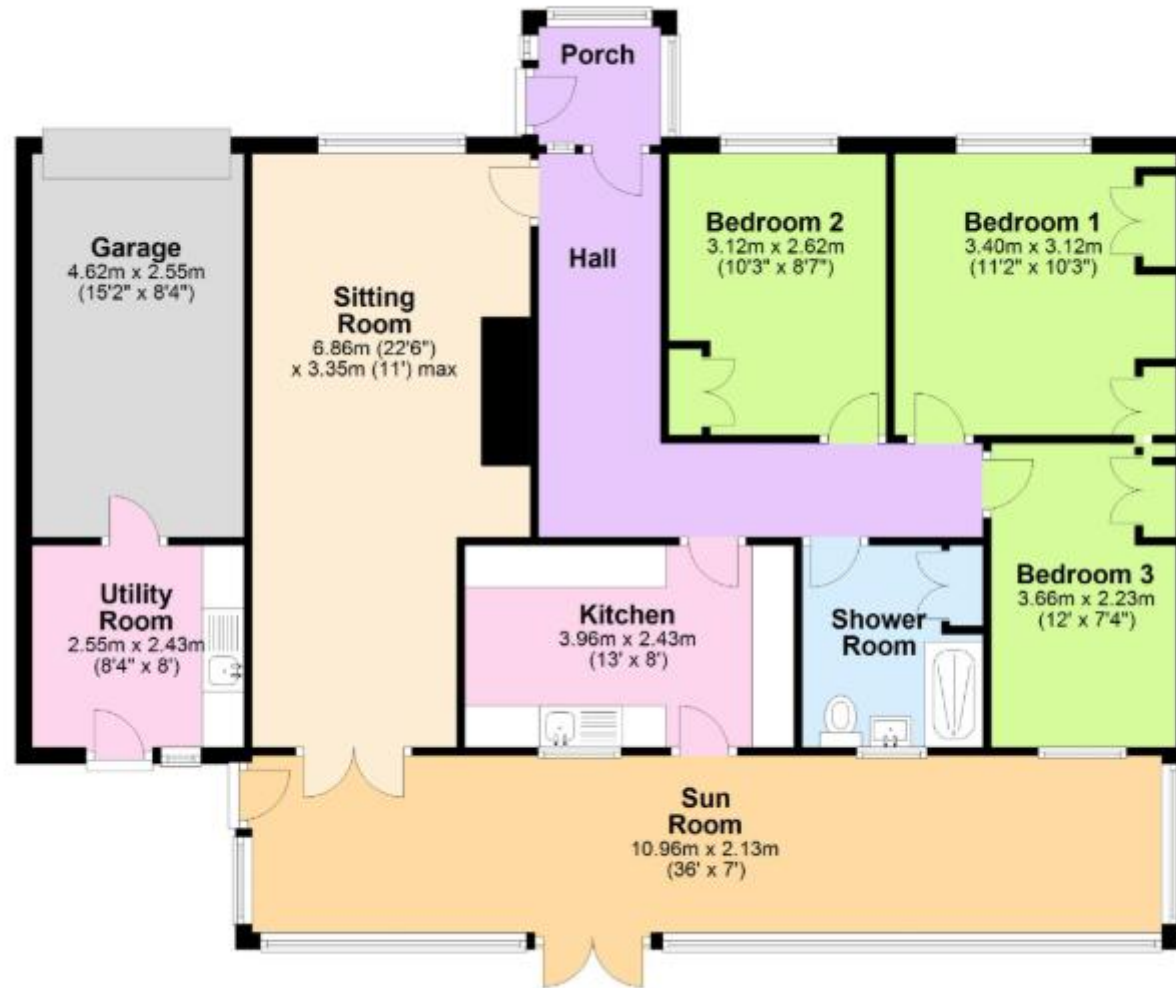
The property is Freehold.

Agent's Notes

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Ground Floor



www.youngsrps.com
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