



LEA RIG, THORNTON LE MOOR, DL7

£475,000



Northallerton
Estate Agency



Lea Rig

Thornton Le Moor, DL7

A WELL LAID OUT, SPACIOUS AND IMMACULATELY APPOINTED THREE DOUBLE BEDROOMED ACCOMMODATION WITH A DINING KITCHEN, GENEROUSLY PROPORTIONED LOUNGE, SEPARATE SNUG, SUPERB GARDEN ROOM, THREE DOUBLE BEDROOMS TOGETHER WITH GOOD SIZED UTILITY, SHOWER ROOM AND SEPARATE BATH/SHOWER ROOM ALL ENJOYING QUALITY FIXTURES AND FITTINGS THROUGHOUT.

THE PROPERTY IS UPVC SEALED UNIT DOUBLE GLAZED AND OIL FIRED CENTRALLY HEATED. EARLY INSPECTION RECOMMENDED.

- UPVC Sealed Unit Double Glazing
 - Quality Kitchen / Diner
 - Immaculately Presented
- Oil Fired Central Heating
- Stunning Landscaped Gardens
 - Garage

Snug

Flush mounted ceiling light point. Double radiator. Window overlooking front. Door to sitting room. French doors through to:

Garden Room

Tiled floor. Solid ceiling. Centre ceiling light point. Two additional light spots. Brick base and glazed. French doors out onto decking area. Power.

Sitting Room

Two ceiling light points. Two double radiators. Raised inset wood burning stove. TV and telephone points. Solid hardwood bifold doors out to the raised decking.

Utility

Two flush mounted ceiling light points. Fitted base and wall cupboards with granite work surface housing 1½ bowl single drainer stainless steel sink unit. Space and plumbing for washing machine. Plinth for dryer. Space for additional appliances. Floor mounted Firebird Enviromax gas fired central heating boiler. Rear upper glazed door to outside. Door into:

Shower Room

Walk in shower with curved fixed screen, central drain and thermostatically controlled mains drench shower with additional shower attachment. Shower panelled walls. Slimline duoflush WC Unit inset luxury sink with mixer tap and drawer storage beneath. Shaving mirror. Wall mounted heated towel rail. Window to side. Inset ceiling light spots.

Garage

With roller shutter door to front. Internal light and power. Currently divided into garage and workshop area.

Breakfast Kitchen

Nicely delineated into kitchen and dining areas. The kitchen area comprises an extensive range of base and wall cupboards which are granite topped with inset 1½ bowl Belfast sinks with unit inset drainer. Plinth mounted oil fired Aga. Dishwasher with unit matched door to front. Space for larder fridge. Mix of granite and tiled splashbacks. Built in NIEFF microwave. Two Velux roof lights. French doors out to rear decking area. The dining area is glazed to two sides. Tiled floor.

Bedroom No. 1

Windows to two sides. Views onto front garden. Double radiator. Ceiling light point.

Bedroom No. 2

Recessed double wardrobe with hanging rails and storage.

Bedroom No. 3

Windows to two sides. Built in wardrobe with shelving. Views out onto rear and side garden. Coved ceiling. Ceiling light point. Double radiator.

Family Bath / Shower Room

Shower panelled shower with curved doors to front. Thermostatically controlled mains shower. White suite comprising panelled bath with mixer tap and shower attachment. Unit inset wash basin with cupboard storage beneath and drawer storage to side. Duoflush WC. Three flush mounted ceiling light points. Ceiling mounted extractor. Wall mounted heated towel rail.

Gardens

Onto a sweeping gravel driveway which has raised and natural shrubbery to side and post and rail fencing with entrance five bar gate allowing access along the driveway, past nicely wooded areas that provide a high degree of privacy and screening together with extensive area of lawn with inset specimen trees etc. that proceeds all around the property. The driveway gives access onto an extensive area of gravel hardstanding accommodating up to five vehicles and giving access to the attached garage. Immediately to the front and rear of the property is superb raised decking areas with the front decking area enjoying bifold doors out from the sitting room whilst to the rear the decking takes access from the dining kitchen. There is a flagged walkway from the driveway with rail down the side past natural wild flower garden which has a pedestrian gated access at the bottom allowing access into the village. To the rear the property has areas of lawn, raised shrubbery, strawberry and rubarb beds and greenhouse.

General Remarks & Stipulations

VIEWING – Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE - Freehold with Vacant Possession upon Completion.

COUNCIL TAX BAND NYCC – The council tax band is E.



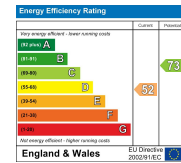
Call us to arrange a viewing on **01609 771959**

GROUND FLOOR



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