



30 Leeming Lane, Catterick Village, North Yorkshire, DL10 7NL  
Offers over £195,000

# 30 Leeming Lane, Catterick Village, North Yorkshire, DL10 7NL

An IMMACULATE TWO BED SEMI-DETACHED PROPERTY - Situated within the village of Catterick which offers ample amenities including; village shop, health centre, pharmacy, Primary School and good bus links. The property is offered to the market with NO ONWARD CHAIN and is ready to move into with finishings to a high standard.

## ENTRANCE HALLWAY

Composite front door leading into entrance hallway.

Engineered Oak flooring, stairs to first floor, doors to; lounge and kitchen/family room.

## LOUNGE 3.698 to bay x 4.037 to alcove (12'1" to bay x 13'2" to alcove)

UPVC Walk in Bay window to the front enjoying views of the front garden. Central heating radiator, TV and telephone points. Feature wood fireplace surround with marble insert and hearth incorporating a coal effect gas fire (2021) Picture rail and ceiling coving.

## KITCHEN/FAMILY ROOM 4.050 max x 5.010 (13'3" max x 16'5")

Circular sink unit fitted with swan neck mixer tap, stylish kitchen units comprising; base, drawer, wall and storage cupboards, high polished solid wood block work top surfaces. Integrated fridge and freezer, dishwasher and automatic washer. CDA tower (microwave, two ovens with grills), feature island with high waxed block wood worktop incorporating a five ring hob, pan drawer units with additional storage cupboards. Central heating radiator, tiled flooring and natural stone splash backs. Useful under stairs storage cupboard (hoover etc) and door to cloaks/w.c and UPVC windows to side and rear with UPVC door to rear.

## CLOAKS/W.C

Low level w.c, hand basin with natural stone tiling, central heating radiator and tiled effect laminated floor.

## FIRST FLOOR LANDING

Loft hatch with pull down ladders (mostly boarded with a light), doors to; bedrooms and family bathroom w.c.

## BEDROOM 1 3.446 to alcove x 3.760 to bay (11'3" to alcove x 12'4" to bay)

UPVC Walk in Bay window to front. Central heating radiator, ceiling coving and wall length wardrobes including a drawer unit.

## BEDROOM 2 3.966 to alcove x 3.044 (13'0" to alcove x 9'11")

UPVC window to side, central heating radiator and ceiling coving.

## FAMILY BATHROOM/W.C 4.051 into shower x 1.663 (13'3" into shower x 5'5")

Beautiful FOUR piece suite; shaped panelled bath with centre period style mixer taps and shower attachment. Pedestal hand basin, low level w.c, and walk in shower cubicle with wall mounted mixer bar, central heating radiator. Engineered Oak flooring, contrasting grey tiles, shaver point, extractor fan, recess with cupboard housing BAXI boiler with below shelving. UPVC window to rear.

## EXTERNALLY

To the front is a block paved driveway for parking of 1 vehicle, steps lead up to the lawned garden having established flower and shrub beds which extends to the side. outside security light. Gate leads to the rear garden which is landscaped having; paved areas, shaped lawned garden with well established flower and shrub borders. Beautiful Pavillion style timber 'garden room' which has power and light. There is a hidden door which leads to storage for garden equipment with power and light. Behind the garden room is a storage area for bins etc. Outside water tap.



**OFFERS OVER £195,000**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		69
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC 

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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