



**8 Lowlands Drive
Leeming Bar, Northallerton, DL7 9BP**

£1,000 Per month

Detached Bungalow

Appointed to very high standard throughout and pleasantly situated in cul-de-sac

Handy for Bedale, Northallerton and the A1

Comprising, Hall, Lounge, Sitting Room / Bedroom 3, Kitchen, Breakfast Room , Conservatory,
2 good sized Bedrooms, Bathroom/WC,
Gas Central Heating, UPVC Double Glazing, Gardens.
Available Now EPC D Council tax band C

8 Lowlands Drive, Leeming Bar, Northallerton, DL7 9BP

Description

A beautifully presented extended detached bungalow with flexible accommodation finished to a very high standard. Situated in a cul-de-sac setting & ideally located for Bedale, Northallerton and easy access for the A1. Briefly comprising: Hallway; Living Room; 2/3 Bedrooms; Bathroom/WC; Kitchen; Sitting Room; Conservatory; Utility Room; Gardens; Gas Central Heating & Double Glazing.

Hallway

Having a double glazed entrance door with side panel, a concealed radiator and telephone point.

Living Room

3.00 x 3.95 (9'10 x 13'0)

Having a double glazed bow window to the front, fireplace with marble hearth, insert and living flame gas fire, alcove with glass display shelves and concealed lighting, radiator and TV aerial point.

NOTE: This room could be used as an extra bedroom.

Bedroom One

3.40 x 3.38 (11'2 x 11'1)

A double bedroom with a double glazed bow window to the front and radiator.

Bedroom Two

2.84 x 2.79 (plus recess) (9'4 x 9'2 (plus rece

A double bedroom with double glazed bow window to the rear, radiator and access with pull down ladder to part boarded loft space and light.

Bathroom/WC

2.03 x 1.65 (6'8 x 5'5)

Recently re-fitted 3 piece white suite comprising: A panelled bath, 'mira sport' shower over with folding screen, wash hand basin set into vanity unit, low level WC with concealed cistern, 2 wall cupboard's, storage cupboard with glazed door, fully tiled walls and wall mounted 'ladder' towel rail/radiator.

Kitchen

3.94 x 2.69 (max) (12'11 x 8'10 (max))

Recently re-fitted with a full range of wall and base storage units, work surfaces to either hand, tiled surrounds, stainless steel sink unit, a built-in ' zanussi' fan oven and grill, 4 burner gas hob over, stainless steel cooker hood and light, integrated fridge, broom cupboard with gas central heating boiler, pantry cupboard with shelves, radiator and archway through to:

Sitting Room

3.48 x 4.33 (11'5 x 14'2)

An excellent additional room with double glazed bow window to the front & window to the rear, radiator, TV aerial point and fireplace with ornate mantle, tiled hearth and insert, suitable for an electric fire.

Conservatory/Dining Room

3.63 x 3.63 (11'11 x 11'11)

Another additional room currently used as a dining room with French doors to the rear garden and radiator.

Utility Room

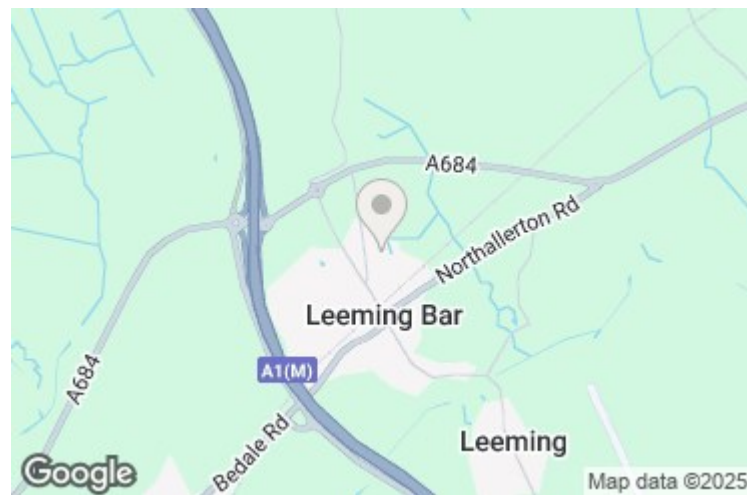
3.02 x 2.29 (9'11 x 7'6)

Having a stainless steel sink unit with cupboard under, work surface, 2 wall cupboards, void and plumbing for washing machine, radiator, extractor fan, access to loft space, a built-in double cloaks cupboard and double glazed external door to the garden.

Gardens

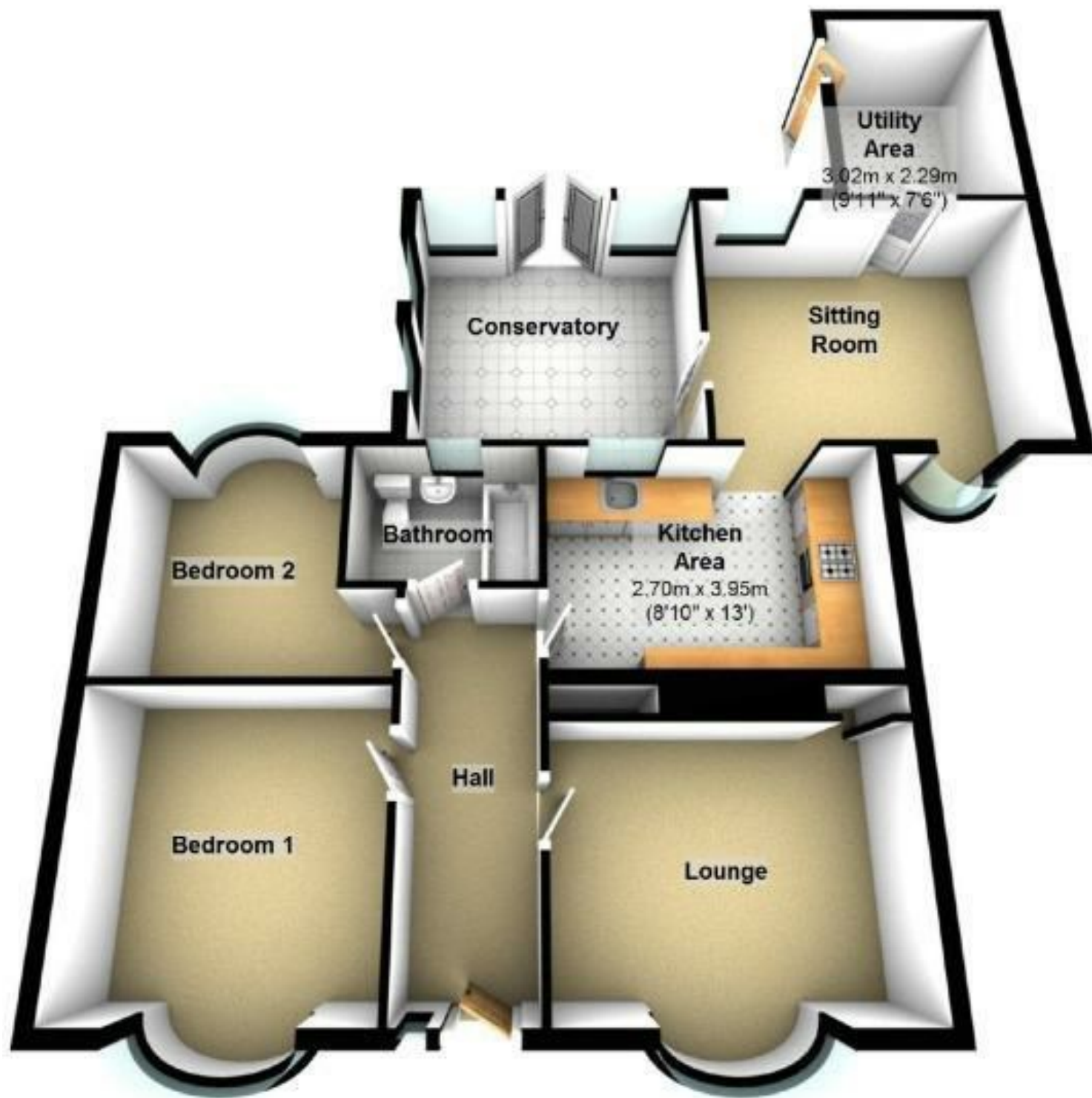
To the FRONT the property is set back behind a small stone walled, easy maintained garden, mainly paved with raised flower beds and block paved drive for a number of cars and pathway around to the rear.

To the REAR the garden is private and enclosed, south-facing, easy maintained with paved patio



Ground Floor

Approx. 91.3 sq. metres (982.8 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk