



**Lorimer Close, Ingleby Barwick, TS17 0RQ**  
**3 Bed - Bungalow - Detached**  
**£279,950**

**Council Tax Band: D**  
**EPC Rating: D**  
**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







## Lorimer Close, TS17 0RQ

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* STUNNING CORNER PLOT BUNGALOW \*\*\*

\*\*\* SOUTH WEST FACING GARDEN \*\*\*

RARE & NEW TO THE MARKET, with Smith & Friends Estate Agents, this incredible three bedroom detached bungalow, positioned on a large corner corner plot within the sought after area of Lowfield's, Ingleby Barwick. This property has undergone a professional garage conversion to convert the property into a good sized three bedroom bungalow, with ample land for future extensions.

The property briefly comprises of; Entrance Hallway with Storage Cupboards, Open-Plan Living Room leading to a Dining Area with French Doors to the Rear Garden. Off the Living Room is the Professional Converted Garage creating a Master Bedroom with a Modern En-Suite Shower Room. A Spacious Kitchen with ample of units with integrated dishwasher, and a newly refurbished Family Bathroom. The property has a further Double Bedroom with built in wardrobes at the front, and an additional Third Bedroom to the rear of the property.

Externally, the property has a stunning wrap-around garden positioned on a corner plot benefiting from South-West Facing Garden. The front of the property has a double driveway, with well maintained lawns and shrubbery, whilst the rear of the property has a patio area, raised decking area, and outbuildings.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

### Entrance Hall 4'10" x 10'7"

Two Additional Storage Cupboards  
Additional Hallway 0.87m x 1.90m

### Living Room 14'8" x 11'10"

### Dining Room 9'1" x 10'0"

### Kitchen 10'0" x 10'0"

### Bedroom 1 8'9" x 12'9"

### En-Suite 8'4" x 3'7"

### Bedroom 2 12'6" x 11'8"

### Bedroom 3 8'10" x 11'3"

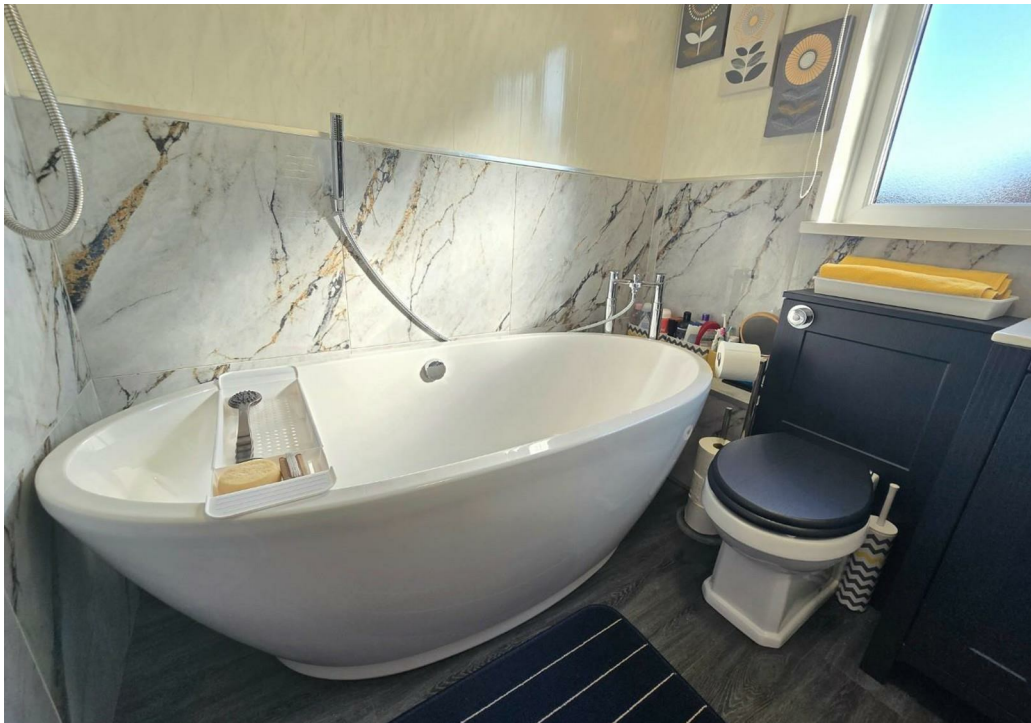
### Family Bathroom 6'1" x 6'5"



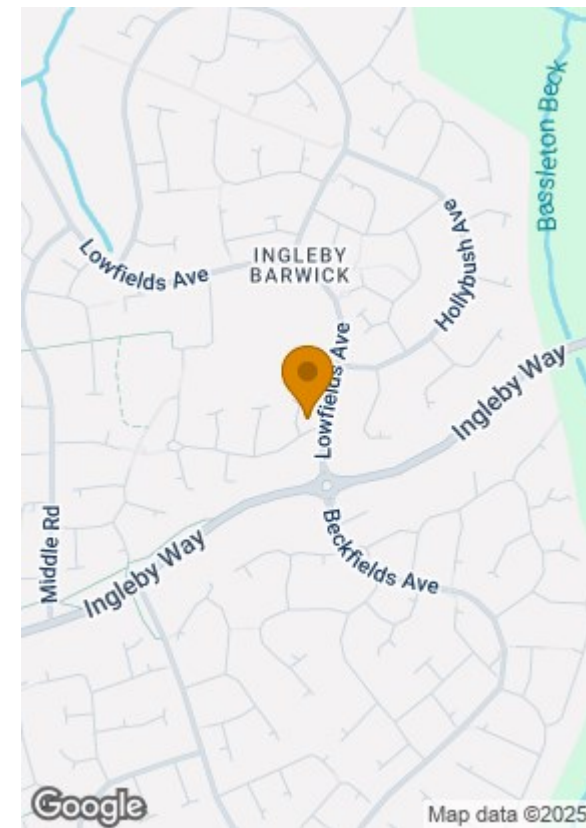
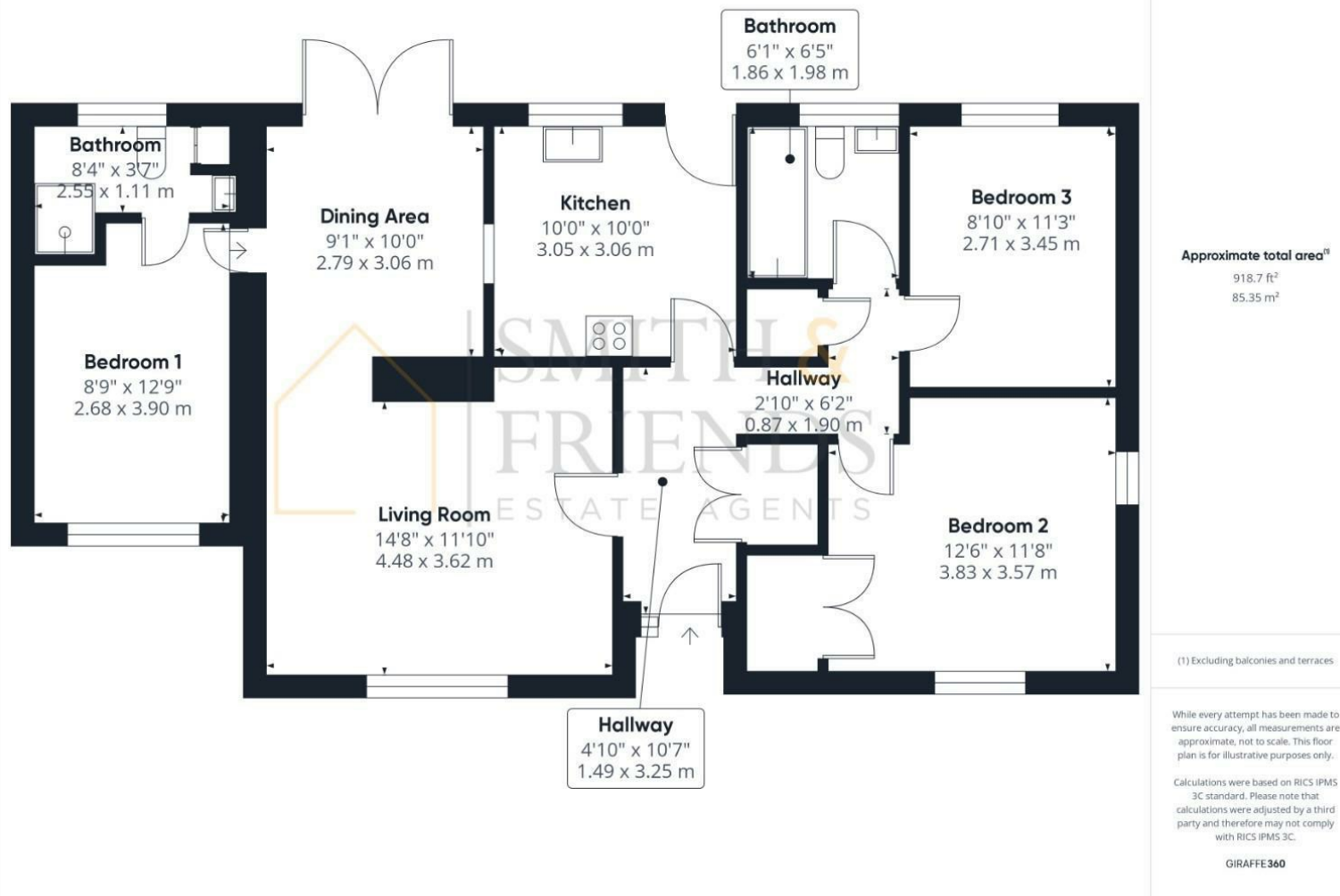












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	64
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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