



**Farm Lane, Ingleby Barwick, TS17 0RB**  
**4 Bed - House - Detached**  
**£314,950**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS







Farm Lane, TS17 0RB

\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* SOUTH FACING LARGE REAR GARDEN \*\*\*

SMITH AND FRIENDS are delighted to market this chain free four bed detached family home, located in the Lowfield's area of Ingleby Barwick. This is a rare opportunity to purchase a substantial family home in this much sought after area.

The property briefly comprises of; Entrance Hall, Downstairs WC, Inner Hallway, Living Room, Dining Room, Modern Fitted Kitchen. The First Floor Provides; a Landing Leading to Three Double Bedrooms, and a Single Bedroom. Master Bedroom has built-in wardrobes and En-Suite Shower Room.

Externally, the property has a Delightful South Facing large rear garden and not overlooked, including a private hot tub area which will be included within the sale. In addition the property has a characteristic frontage, with a well maintained lawn, side driveway providing ample of off-street parking and Single Detached Garage.

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

GROUND FLOOR

Entrance Hall  
3'6" x 5'7"

Downstairs WC  
2'9" x 5'5"

Inner Hallway  
6'10" x 11'2"

Living Room  
11'3" x 17'6"

Dining Room  
10'2" x 11'3"

Kitchen  
13'10" x 11'9"

FIRST FLOOR

Landing  
6'2" x 14'5"

Bedroom 1  
10'5" x 13'6"

En-Suite  
4'2" x 9'9"

Bedroom 2  
11'7" x 10'2"

Bedroom 3  
11'8" x 7'2"

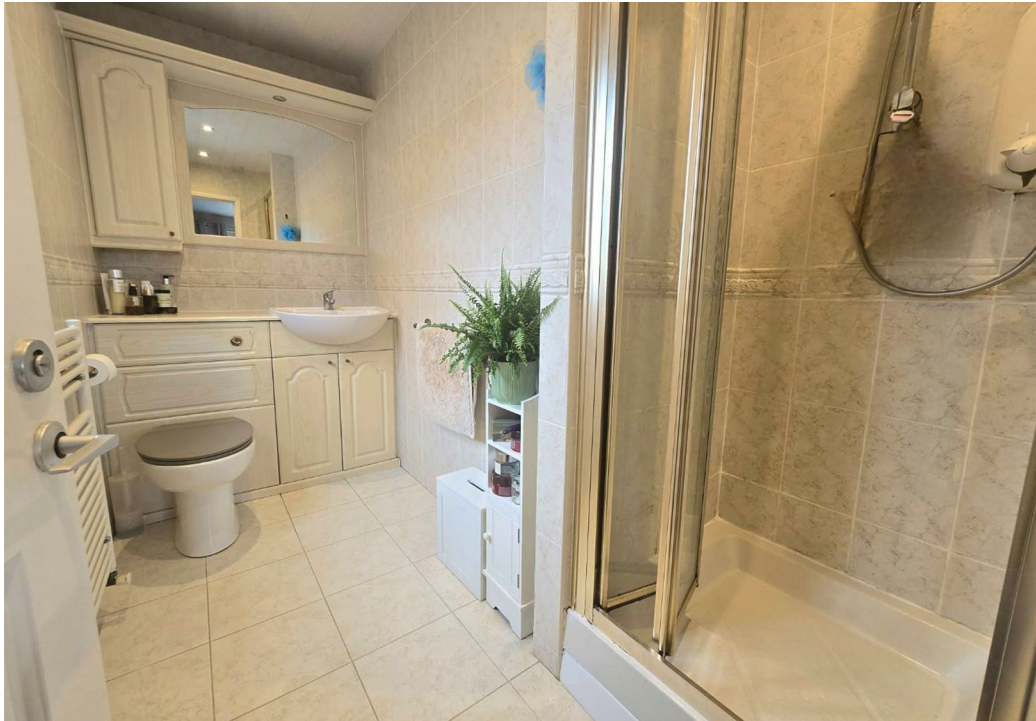
Bedroom 4  
6'10" x 8'9"

Family Bathroom  
6'5" x 6'9"

SINGLE GARAGE  
9'4" x 18'2"















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

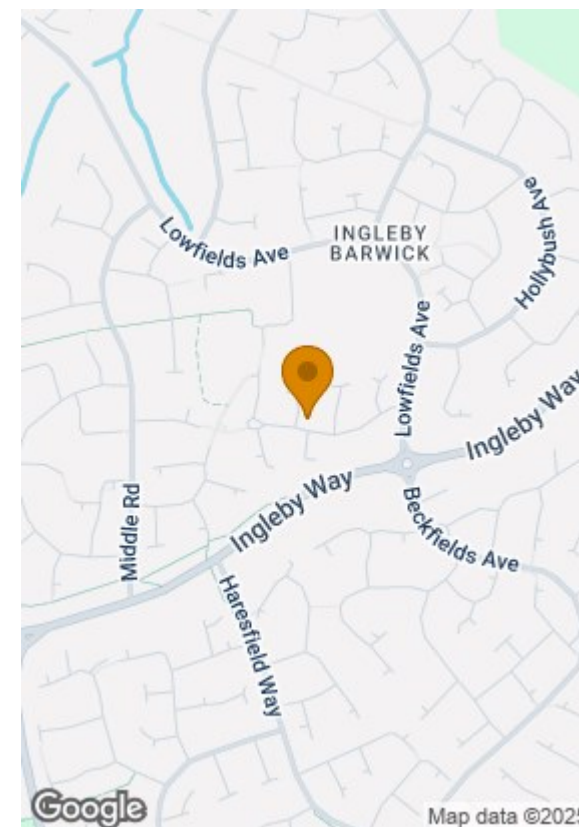
1322 ft<sup>2</sup>

123 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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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