



‘Lavender Cottage’, 3 Theakston Lane, Richmond

Offers in the Region of £425,000

Conveniently positioned for the Town Centre and with a generous South West facing garden with an open aspect, this very nicely presented detached dormer bungalow provides well planned and flexible living spaces that will appeal to a range of buyers. To the ground floor there is a living room, a dining room, a kitchen, a cloakroom, two bedrooms and a shower room, with the first floor having a double bedroom. Externally there is driveway parking, a garage and a mature garden which offers excellent views towards Richmond Castle. Being offered to the market CHAIN FREE, an early inspection is strongly advised!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hallway:

Accessed through a part glazed upvc door with a covered entrance and a radiator.

Living Room:

A bright room having a upvc double glazed bay window to the front of the property, a TV point, two radiators and a fireplace with a cast iron surround.



Bedroom:

A double bedroom with a upvc double glazed bay window, built in wardrobes and a radiator.



Bedroom:

A double bedroom with a radiator and a upvc double glazed window overlooking the garden.



Dining Room:

A large room offering ample space for family dining. There are two upvc double glazed windows, a TV point, a radiator, built in storage units and an impressive fireplace with an ornate timber surround and a log burning stove. A set of 'secret stairs' lead to the first floor.



Kitchen:

With a generous range of wall and base units with complementing countertops.



Cloakroom:

With a WC and a wash hand basin.

There is plumbing for a washing machine, an electric cooker with an extractor over, a radiator and a useful storage cupboard. With a upvc double glazed window overlooking the garden and a upvc door giving access to the rear of the property.



Shower Room:

With a large shower enclosure with a Mira shower fitted, a WC and a wash and basin set into a vanity unit. There is a radiator, a heated towel rail and a upvc double glazed window.



First Floor Bedroom:

A double bedroom with fitted furniture, a upvc double glazed window to the front and a Velux roof window to the rear with views over Richmond.



External

The property is set back from the road behind a low wall, a low maintenance garden and a gravelled driveway providing off street parking. There is a garage with an up and over door and a door to the rear. A gated path to the side leads to the rear garden. The South West facing rear garden enjoys a good deal of sun throughout the day.



The landscaped garden is well stocked with mature planting, trees and shrubs. There is a paved seating area and a potting shed.



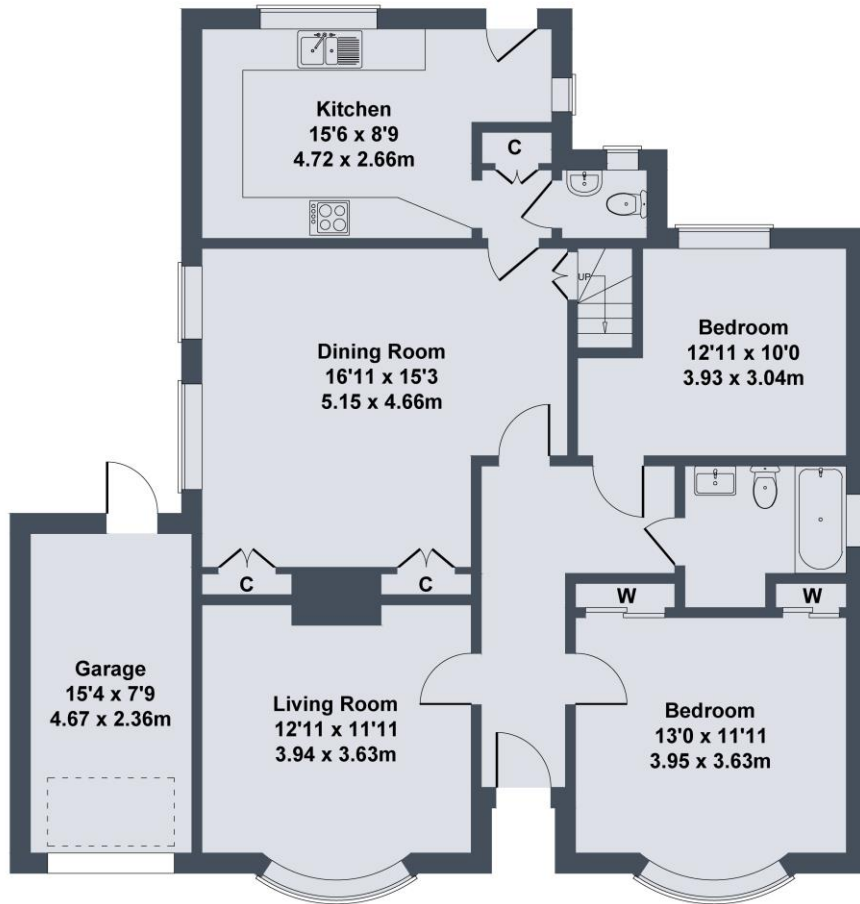
The rear of the garden offers excellent views towards Richmond Castle and has the potential to make a fanatic seating area.



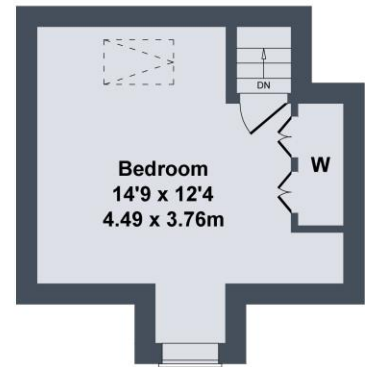
Additional Information

The postcode is DL10 4LL And the Council Tax Band is D. The oil fired boiler is located in the garage.

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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