

# 15 Swale Lane, Catterick Village.





**15 Swale Lane, Catterick Village, North Yorkshire.**

**Guide Price: £575,000**

**Sitting on a large plot, conveniently positioned close to the centre of this highly regarded and very popular village, this most impressive detached bungalow provides a flexible and versatile layout that will appeal to a wide range of buyers including those looking for an annexe for family members. Immaculately presented throughout, and finished to the highest of standards the main property features an impressive dining kitchen, a large living room, three double bedrooms, the master being ensuite, and a well appointed bathroom. The large annexe has a dining kitchen, a living room and a bedroom with an ensuite. Externally there is generous driveway parking and a large West facing garden. An early inspection is strongly advised to appreciate the scale and quality of the property on offer.**



### **Entrance Lobby and Hallway:**

The welcoming entrance lobby is accessed through a stable style upvc door and has a vaulted ceiling with a roof light, a tiled floor, a radiator and a large cloaks cupboard.

The Hallway has solid wood floor, which runs throughout the property, a radiator, loft access and an airing cupboard. The rear lobby has a stable style door that opens out to the garden.

### **Dining Kitchen:**

The fantastic dining kitchen is perfect for modern family living and provides ample space for family dining.

The **Kitchen** is fitted with a generous range of quality wall and base units with soft close fittings and marble countertops. Integrated into the units are a gas hob, a pair of ovens, a large fridge and freezer and a dishwasher. There is a large larder cupboard, a radiator and two windows to the front of the property.

The **Dining Area** has a radiator, a TV point and fitted seating by the window.

### **Living Room:**

A great sized room perfect for relaxing as a family. There are two radiators, a TV point and a large fireplace housing a log burning stove. Two sets of upvc double glazed doors open out to the garden. A door leads through to the annexe.

### **Bedroom 1:**

A double bedroom with a range of fitted furniture including wardrobes, a dressing table and drawer units. There is a TV point, a radiator and a upvc double glazed window.

The **Ensuite** has a large walk in shower, a WC and a wash hand basin set on a vanity unit. There is a heated towel rail and a upvc double glazed window.

### **Bedroom 2:**

A double bedroom with fitted wardrobes, a TV point, a radiator and a upvc double glazed window overlooking the garden.

### **Bedroom 3:**

A double bedroom with fitted wardrobes, a radiator, a TV point and a upvc double glazed window overlooking the garden.

### **Bathroom:**

The well appointed bathroom features a large oval bath, a WC and double wash hand basins. There is a large walk in shower with dual heads, a heated towel rail and a upvc double glazed window.





## Annexe

Accessed through the living room, and ideal for family members, additional living spaces or for rental purposes.

## Dining Kitchen:

With space for a table, the kitchen is fitted with a range of quality wall and base units with butchers block effect countertops and soft close fittings. Integrated into the units are an electric hob, an eye level oven and microwave, a fridge, a freezer and a washing machine. There are windows to the front and side of the property overlooking the garden.

## Living Room:

With a lovely aspect having a upvc double glazed window and a pair of upvc doors opening out to the garden. There is a TV point and a radiator.

## Bedroom:

A double bedroom with fitted wardrobes, a TV point, a radiator and a upvc double glazed window overlooking the garden. The **Ensuite** has a large shower enclosure, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

## External

The property sits on a generous plot and is accessed through a gated entrance that leads to a parking area providing off street parking for a number of cars. The front garden is low maintenance and has a gated path to the side leading to the rear garden.

The large West facing rear garden enjoys a great deal of sun throughout the day. Mainly lawned, there is a large paved seating area, a smaller patio for the annexe and a timber shed.







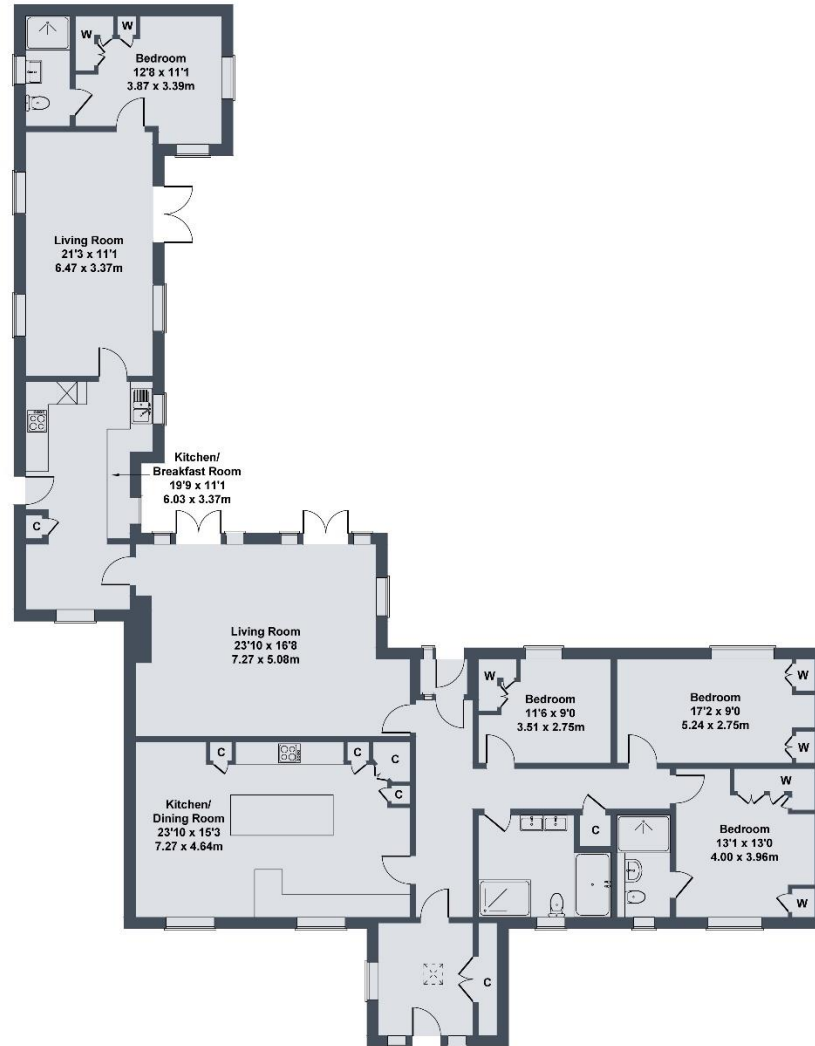
### **Additional Information**

The postcode is DL10 7LF and the Council Tax Band is E.

The gas central heating boiler is located in the airing cupboard.



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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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