



## 58 Leeming Lane, Catterick Village

Offers in The Region of £230,000

Located in this sought after and convenient Village, close to all Local amenities, this three bedroomed semi detached property has been fully refurbished by the Current Owners and makes a fantastic family home. To the ground floor is an open plan living and dining area, a cloakroom, a quality kitchen and a utility room, whilst to the first floor are three bedrooms and a modern bathroom. Externally to the rear is a lovely lawned garden with a flagged patio area and a large shed, whilst to the front is off road parking. An early inspection is strongly recommended to appreciate the quality of the property on offer!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

# 58 Leeming Lane

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## **Entrance Porch:**

Accessed via a upvc part glazed front door with windows to either side, the porch provides an ideal space for coats and shoes. A second upvc door leads to the hallway.

## **Hallway:**

The welcoming hallway has a radiator and stairs to the first floor.

## **Cloakroom:**

Featuring a corner sink with a mixer tap, a wc, a heated towel rail, panelled walls and a frosted window to the side of the property.

## **Open Plan Living Area:**

Providing a brilliant space for relaxing, with a bay window to the front of the property, a TV point and a radiator.



The open plan living area also provides space for a family dining table and has windows to the side and rear of the property and a radiator.



## **Kitchen:**

Comprising a range of quality wall and base units under complimenting countertops, integrated is a double oven, a dishwasher, an electric hob with an extractor fan over, a stainless steel sink with drainer and space for a fridge freezer.



There are windows to the rear and side of the property, a vertical radiator and a part glazed stable door which leads to the utility room.





### **Utility Room:**

With plumbing for a washing machine and space for a tumble drier, the utility room provides space for coats and shoes, a wall light, a window to the side of the property and one into the living area, a part glazed door leads to the rear garden.

### **First Floor Landing:**

With a frosted window to the side of the property.

### **Bedroom 1:**

A double bedroom with a bay window to the front of the property, a TV point and a radiator.



### **Bedroom 2:**

A double bedroom with a window overlooking the rear of the property, a radiator and a TV point.



### **Bedroom 3:**

A third bedroom with a window overlooking the front of the property, a radiator and loft access.



### **Bathroom:**

Well appointed, comprising a concealed unit wc and sink with a mixer tap, a panelled bath with a glass screen and a dual headed mains fed shower over, a light up mirror and a shaver socket. There is a window to the side of the property and a heated towel rail.



### **External:**

To the front of the property is a gated driveway and off road parking. Whilst to the rear is a lovely lawned garden with a flagged patio area, a large shed and an outside tap. A gate leads to the driveway.

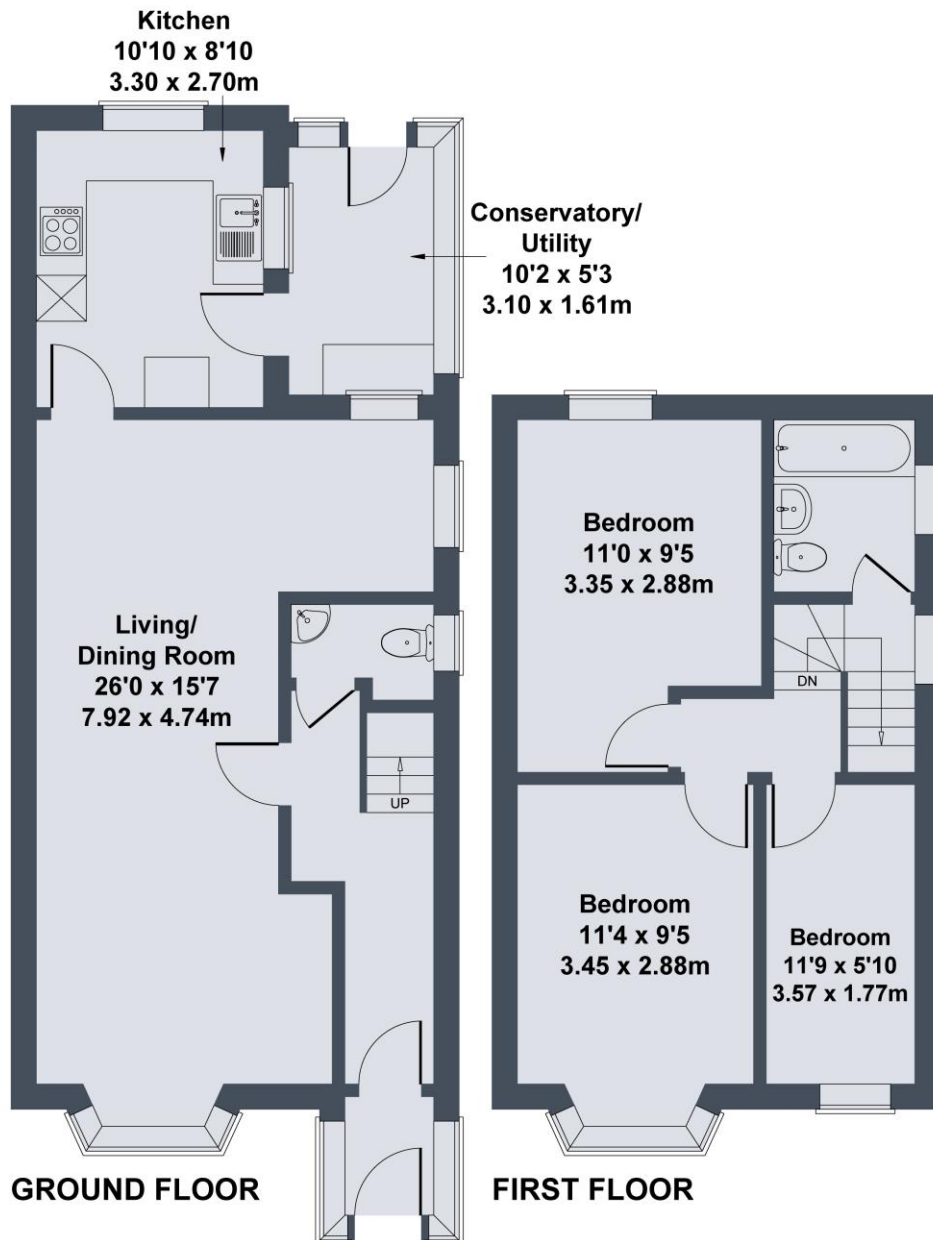


### **Additional Information:**

The Postcode is DL10 7NL, the Council Tax Band is B.

The gas central heating boiler is located in the loft.

**58 Leeming Lane, Catterick Village, DL10 7NL**



**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.

Produced by Potterplans Ltd. 2026



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Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings.  
Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.  
Photographs are not necessarily current and you should not assume that contents shown are included in the sale.