



**FINE & COUNTRY**  
Homes from Robinsons

2 LOVE LANE  
WYNYARD | TS22 5SD

## 2 LOVE LANE WYNYARD | TS22 5SD

We offer for sale this extremely well presented 4 bedroom detached home occupying a prime corner position. Built by Taylor Wimpey to the Eynsham design. The property is not overlooked to either the front or the rear offering a great deal of privacy and pleasant views to the front over the green. A tiled entrance gives access to a large living room leading through double doors to a Dining room. There's also a kitchen/breakfast room with built in appliances including, Oven, Hob, Fridge, Freezer, washer and dishwasher. There is enough room for a dining room and French doors open onto the rear patio and garden area. A handy guest cloakroom and integral garage complete the ground floor. To the first floor, the master bedroom to the front advantages from the views over the green along with fitted wardrobes and en-suite shower room. A second guest room also boasts an en-suite, whilst the remaining 2 good sized bedrooms are serviced by the family bathroom. Externally there is a double width drive and side garden to the front, whilst to the rear there is an extremely pleasant wall garden, south facing and well stocked with an abundance of year round colour and central lawn. A paved patio area runs the full width of the garden, giving plenty of space for outside furniture.











#### AGENTS NOTES:

- EER: B83
- All main services
- Gas fired central heating via radiators
- UPVC Double glazed windows
- Freehold

\* The property is subject to a community charge of £300 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Wynyard Church of England Primary School. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS:

Via Fine and Country, Wynyard

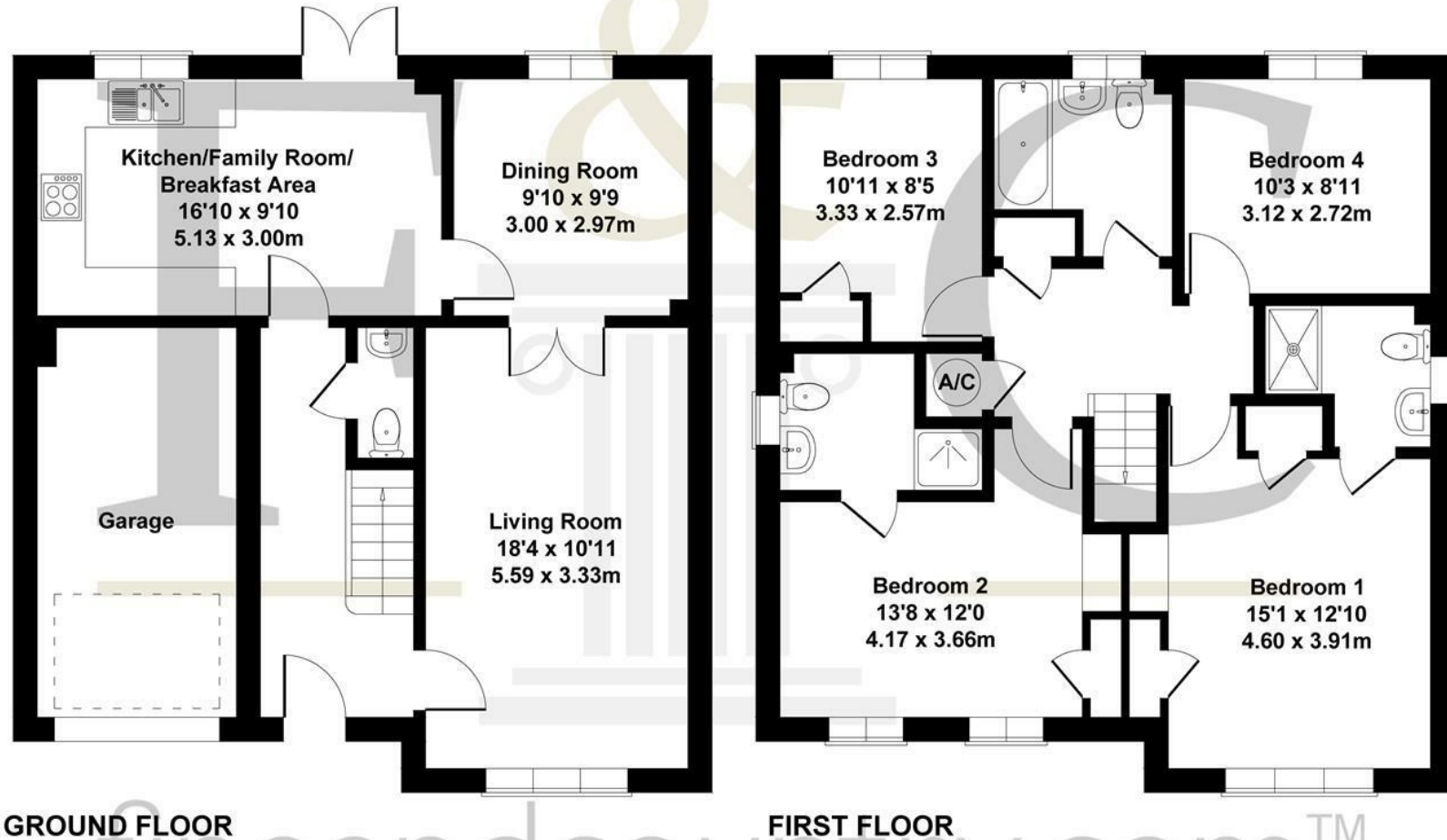
Tel: 01740 645444

Email: [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)



## 2 Love Lane

Approximate Gross Internal Area  
1484 sq ft - 138 sq m



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. 2020

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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**Tel: 0191 384 2277**

Fine & Country Durham City Regional Office  
19a Old Elvet, Durham City DH1 3HL  
[info@durhamfineandcountry.co.uk](mailto:info@durhamfineandcountry.co.uk)

**Tel: 0174 064 5444**

Fine & Country Wynyard  
Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

[fineandcountry.com](http://fineandcountry.com)