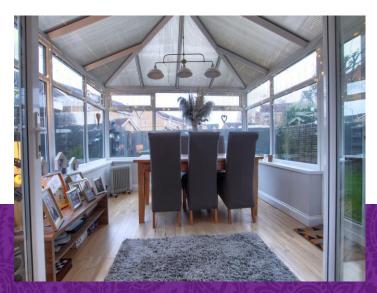
## Lambfield Way







Spacious, three bedroom detached property Re-laid drive, front and rear gardens Favoured Broom Hill area within Ingleby Barwick Generous rear conservatory Master with fitted robes and impressive en-suite £219,995

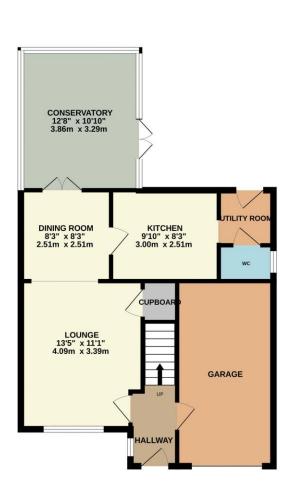


Multi-Award Wining



An attractive, and deceptively spacious three bedroom detached property, located within the favoured 'Broom Hill' area of Ingleby Barwick. Benefitting from a generous rear conservatory which further enhances the well presented living space on the ground floor, adding to the entrance hall, lounge, dining room, smart kitchen, utility and cloakroom/WC. The first floor brings three good bedrooms, 'Master' with fitted sliding robes and impressive en-suite, separate family bathroom.

A double width, concrete imprint drive allows off-road parking to the front, approaching the single integral garage, and running alongside the well-tended front garden. Complimented by the rear garden which is fully fence enclosed, enjoying a near end patio, and additional far corner patio, laid mostly to lawn.



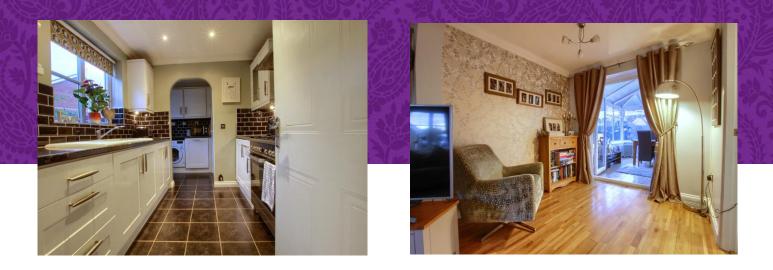
GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, wholever, knoss and any poller lense sare approximate aid on casposability is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Netropix Caspo.

## "The Ingleby Barwick Experts"

















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



AGENTS NOTE: Every care has been taken with the preparation of these details, but they are for general guidance only. Measurements and dimensions are approximate, and any fixtures or fittings shown in photography does not infer that they are to be included within the sale. The agent has not tested any appliances or supplies and professional verification of these should be sought prior to purchase if required. These particulars do not constitute a contract or part of a contract.