



\*\*\* NO CHAIN SALE \*\*\*  
\*\*\* THREE RECEPTION ROOMS \*\*\*

Welcome to Lawrenny Grove, a charming detached four bedroom property located within the sought after area of Roundhill, Ingleby Barwick. A property highly recommended to view, boasting THREE Reception Rooms providing ample Entertaining space for all those family occasions.

The Property Briefly Consists of; Entrance Hall, Kitchen/Diner, Downstairs Cloakroom/WC, Lounge, Dining Room and Conservatory.

The First Floor provides a Landing with Four Double Bedrooms, all with the added benefit of built-in wardrobes, "Master Bedroom has an En-Suite" and a family bathroom.

Externally, the Front of the property has a double width driveway with a lawned area and single integral garage. The rear of the property benefits from a decking area and laid lawn.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

**Lawrenny Grove, Ingleby Barwick, Stockton-On-Tees, TS17 5EA**

**4 Bed - House - Detached**

**£269,950**

**EPC Rating: C**

**Council Tax Band: D**

**Tenure: Freehold**



# Lawrenny Grove, Stockton-On-Tees, TS17 5EA

## GROUND FLOOR

- Entrance Hall
- Kitchen / Diner  
15'6" x 10'3" (4.74m x 3.14m)
- Downstairs Cloakroom/WC
- Lounge  
14'2" x 13'1" (4.34m x 3.99m)
- Dining Room  
10'3" x 9'1" (3.14m x 2.78m)
- Conservatory  
12'2" x 9'4" (3.71m x 2.87m)

## FIRST FLOOR

- Landing
- Bedroom 1  
12'7" x 10'3" (3.86m x 3.14m)
- En-Suite
- Bedroom 2  
9'7" x 8'10" (2.94m x 2.70m)
- Bedroom 3  
9'4" x 8'5" (2.87m x 2.57m)
- Bedroom 4  
8'6" x 8'5" (2.60m x 2.57m)
- Family Bathroom
- SINGLE INTEGRAL GARAGE



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH  
 01642 762944  
 inglebybarwick@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

