

Lavender Road, North Ormesby



£120,000

**IH** INGLEBY HOMES





This traditional bay-fronted property is a great example of its kind, having seen significant upgrading and improvement.

The impressive kitchen, and stylish shower room are features worthy of note within the attractive internal accommodation that is well presented and deceptively spacious throughout.

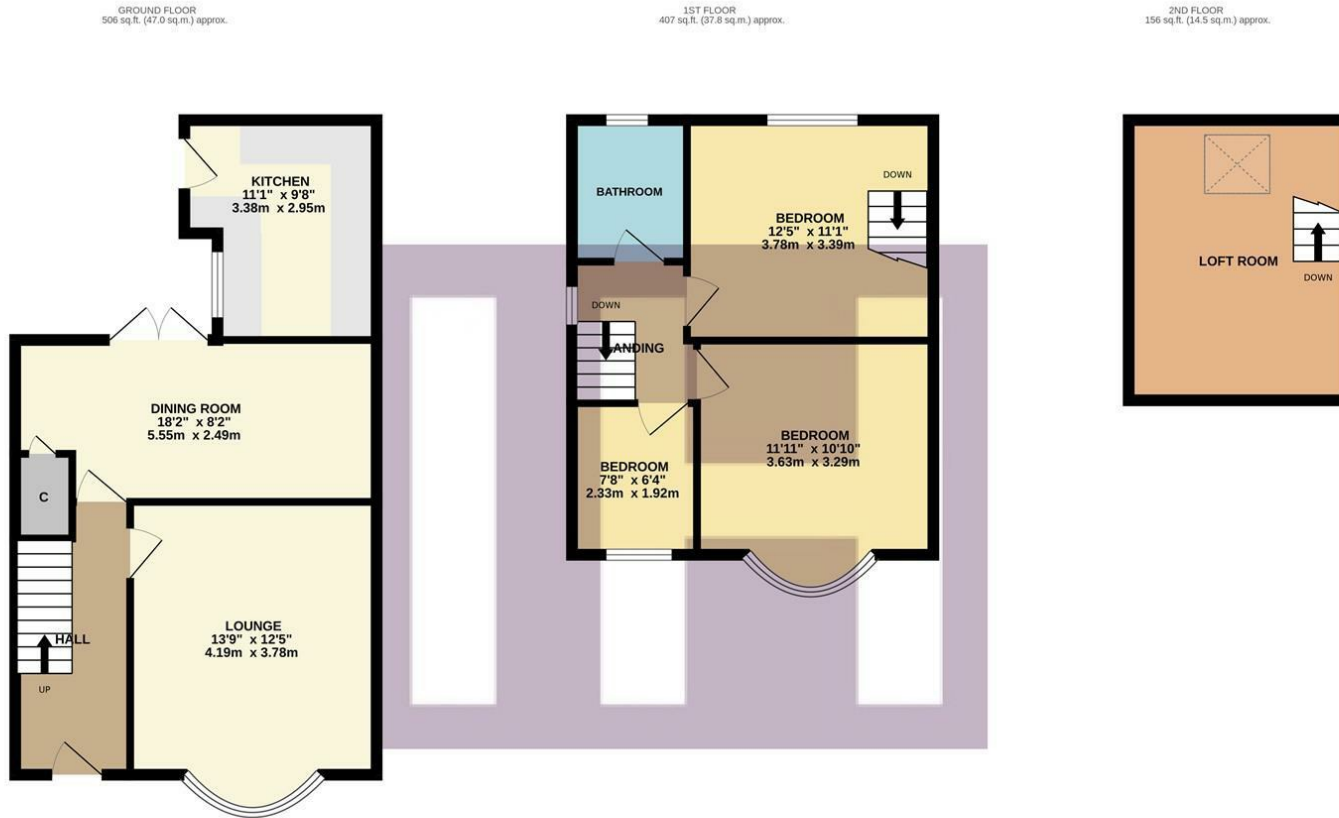
Briefly, the ground floor accommodation comprises an entrance hall, bay fronted lounge with feature fireplace, rear dining/sitting room with 'French' doors to the garden, and modern fitted kitchen with solid wood tops, 'Belfast' sink and feature cooker.



The first floor brings three bedrooms and the family shower room, whilst fixed stapes from bedroom two lead to a useful loft room.

The rear garden is laid to patio, deck and lawn, with a secure workshop adjoining the rear of the kitchen.

# The Layout

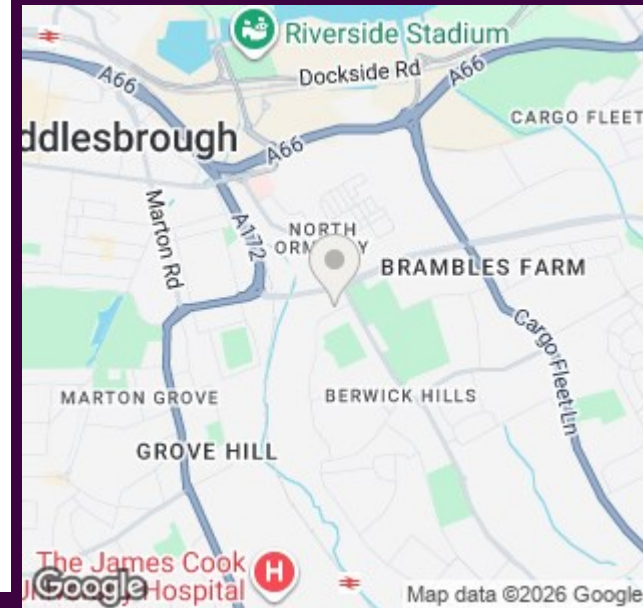


TOTAL FLOOR AREA : 1069 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

# The Location



Council Tax Band:

**B**

Tenure:

**Freehold**

- An impressive example of its kind
- Much improved and worthy of early inspection
- Bay fronted lounge, separate sitting/dining room and modern fitted kitchen
- Low-maintenance rear garden with workshop
- Three first floor bedrooms and useful loft room
- Stylish refitted family shower room