

# Lullingstone Crescent

**INGLEBY  
HOMES**  
SALES & LETTINGS



Sensible offers invited for early sale

Impressive space delivered over three levels

Generous rear garden, side attached double garage

Five spacious bedrooms, two ensuite, and separate family bathroom

Upgraded and remodelled

**£330,000**



Multi-Award Wining



This 'Charles Church' built property is upgraded, remodelled and particularly spacious, delivering generous accommodation over three levels.

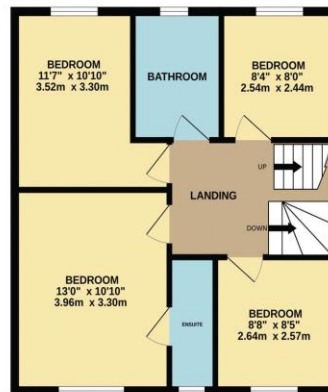
The ground floor enjoys quality tiled flooring throughout, with matching skirting, delivering an entrance hall, cloakroom/WC, large, full-depth living room, separate dining room and a modern, refitted kitchen/diner. The first floor brings four great bedrooms, one being ensuite, and the separate, improved family bathroom. A further ensuite is available to the superb 'Master' bedroom on the second floor. Sitting within this popular 'Rings' area of Ingleby Barwick, enjoying a double width drive to the side, approaching the attached double garage with internal access.

The fence enclosed rear garden is surprisingly generous, laid to lawn and large timber-deck, benefiting from a sunny, west facing aspect. Internally the garage has been sectioned to provide a useful utility and separate hobby room, but this can be easily reversed.

GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



2ND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



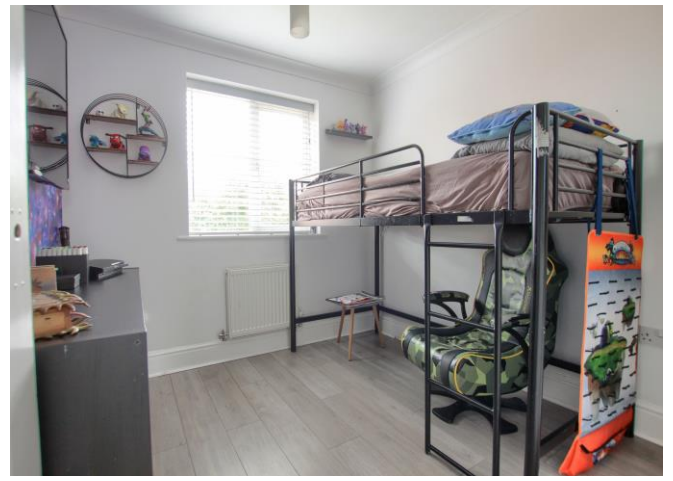
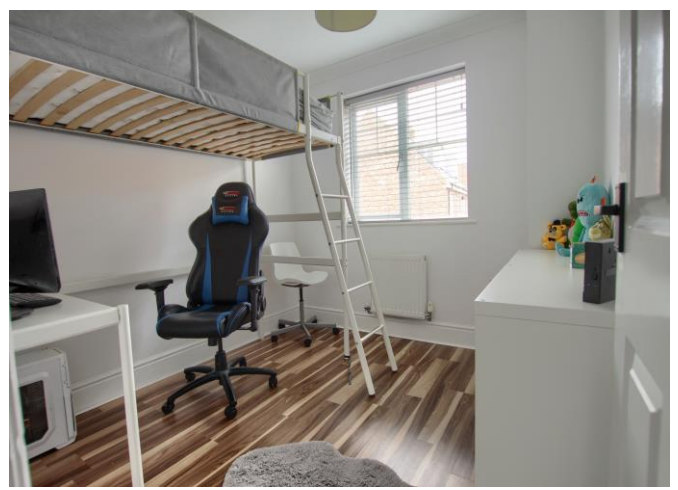
TOTAL FLOOR AREA: 1788 sq.ft. (166.1 sq.m.) approx.

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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# “The Ingleby Barwick Experts”





Tenure: Freehold

Council Tax Band: E

EPC Rating: C



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