

Lullingstone Crescent, Ingleby Barwick



Asking Price £225,000





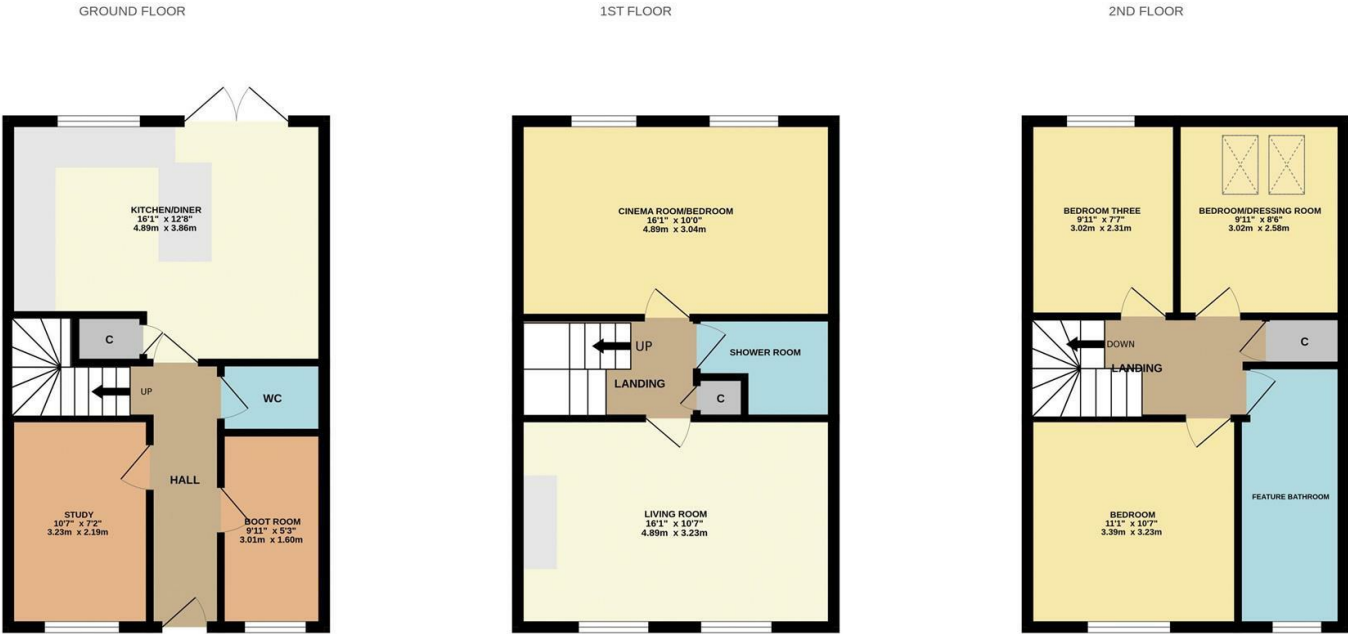
Impressively updated, stylish and remodelled, this large property delivers superb living space over three outstanding levels.

Available with 'No Forward Chain' and appealing to a wide variety of buyers, the extensive accommodation is flexible and can be optimised to suit a new owner. The fantastic kitchen with 'Brick-Slip' feature wall and 'moveable' island, superb 'Cinema Room' and stunning, remodelled top floor bathroom - are all stand out features within the living space which is well presented and brought to a high standard throughout.

Currently, the accommodation comprises an entrance hall, useful boot room, study, cloakroom/WC and impressive open-plan kitchen/diner with 'French' doors to the landscaped garden on the ground floor. The first floor brings the fabulous cinema room (former large double bedroom) - which can possibly be left with some of the furniture and equipment, subject to negotiation. You also find a main living room complete with built-in media wall, and stylish shower room on this level. Three further bedrooms, one being optimised currently as a dressing room with built-in robes, and the stunning remodelled feature bathroom occupy the second floor.

Position with this popular Ingleby Barwick location and enjoying a corner position with rear garage and drive, with a low-maintenance landscaped garden laid to paving, fence enclosed and gated. Ingleby Homes recommended.

The Layout



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- A fine example of its kind, significantly improved and remodelled
- Generous and flexible accommodation over three levels
- Fabulous 'Cinema Room'
- Stunning refitted and remodelled second floor main feature bathroom
- Kitchen with moveable 'Island' and lounge with built-in media wall
- Ingleby Homes recommended, viewing essential
- Drive and garage to rear
- No forward chain



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