



2



1



2

- Detached Bungalow
- Conservatory
- Driveway and Garage
- EPC TBC

- 2 Bedrooms & 2 Reception Rooms
- Modern Kitchen
- Enclosed Westerly Aspect Garden

- No Upper Chain
- Cul-de-Sac Location
- Council Tax Band D

2 bedroom detached bungalow situated within a cul-de-sac on the popular location of Lemington Rise. No upper chain involved and benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, Lounge with a Bow windows to the front, feature fireplace and laminate flooring. Kitchen with wall and base units, roll top work surfaces, stainless steel sink and drainer unit, integrated electric oven and gas hob with an extractor hood over, integrated fridge, plumbed for a washing machine, laminate flooring, door to the side access. Shower room which has a walk-in double shower with paneled splash backs, vanity unit with a wash hand basin, low level w/c, laminate flooring, tiled walls and a heated towel rail. Dining Room with laminate flooring and patio doors onto the Conservatory which has tiled flooring and doors onto the rear garden. Bedroom 1 has fitted wardrobes, there is a further bedroom to the rear.

Externally to the front there is a lawned garden and driveway parking for up to 3 cars, leading to a single garage via an up and over door. To the rear there is a private and enclosed garden with lawn and paved areas which enjoys a Westerly aspect.

Lemington Rise is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current Potential

Council Tax Band: D

Distance from St John Vianney Primary School: 0.7 miles

Distance from Kenton Bank Foot Metro: 3.2 miles

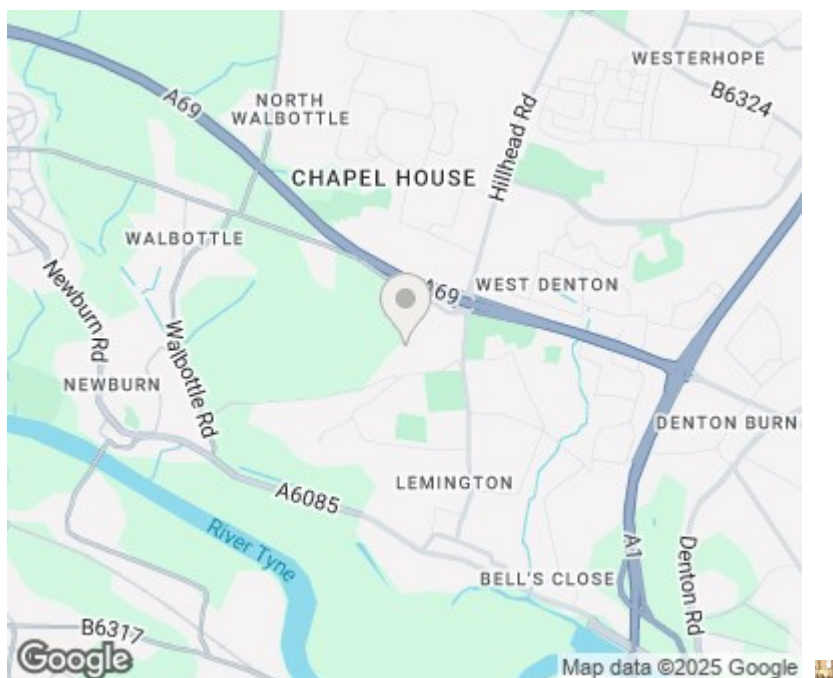
Distance from Central Train Station: 5.3 miles

Distance from International Airport: 6.3 miles

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