



2



1



2

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

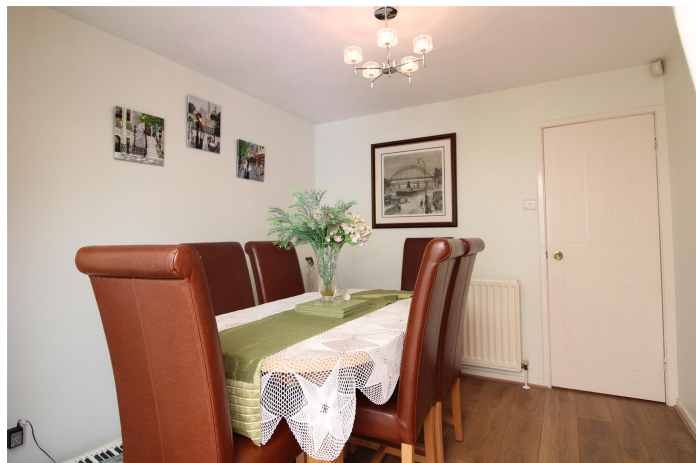
- 2 Bedrooms & 2 Reception Rooms
- Modern Kitchen
- Enclosed Westerly Aspect Garden

- 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.

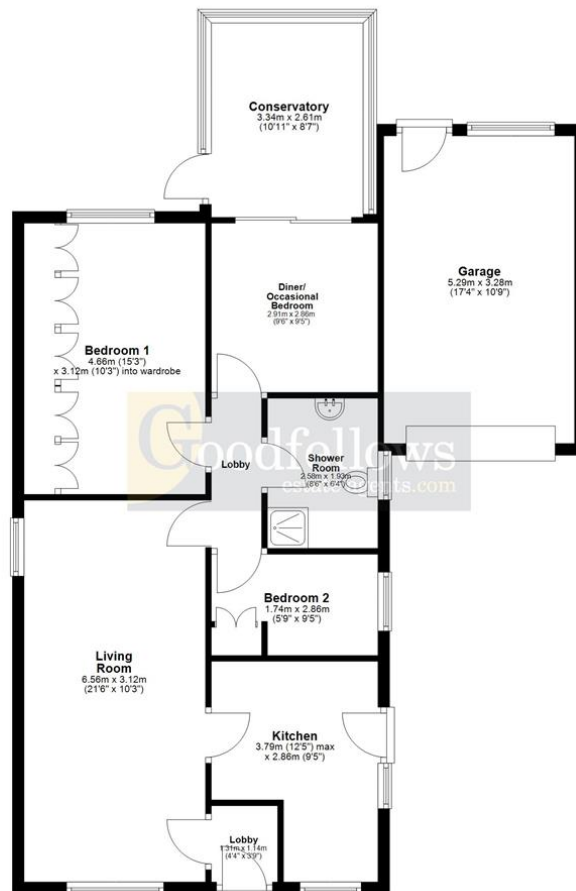




Energy Performance: Current D Potential B
Council Tax Band: D



Ground Floor



Total area: approx. 95.7 sq. metres (1029.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.