



### 3 Garth Lane, Widdrington Village

Offers In Region Of £525,000

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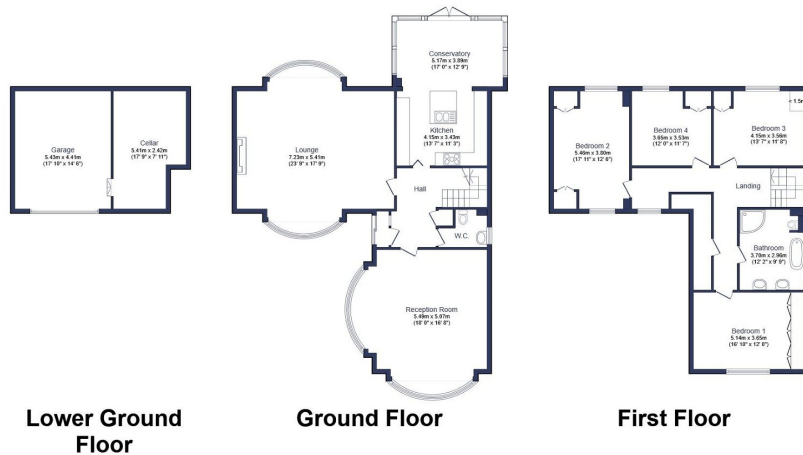


- Beautiful Stone Built Property
- Large Living Room With Front And Rear Views
- Spacious Reception Room
- Fantastic Fully Equipped Modern Kitchen
- French Doors Leading To Raised Decking Area
- Four Double Bedrooms
- Large Four Piece Family Bathroom
- Down Stairs WC
- Double Garage With Wine Cellar
- No Upper Chain



## Beautiful Stone Built Four Bedroom Detached Property, Rural Location With Amazing Views.

Stunning four bedroom detached property, briefly comprising of spacious hallway leading to two large living areas both with double windows allowing lots of natural light, fully equipped breakfasting kitchen area extended conservatory with French doors leading out onto the decking area looking out to fantastic views, a downstairs WC completes the ground floor living area. On the first floor you will find four double bedrooms and a spacious four piece family bathroom. Externally there is a gated side entrance leading to the lawn and decking area at the rear of the property, mature established borders at the front of the property with a large drive way, garage with wine cellar. If your looking for a beautiful home in the countryside this ones not to be missed.



Total floor area 263.8 m<sup>2</sup> (2,840 sq.ft.) approx  
Restricted height areas 0.6 m<sup>2</sup> (6 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy performance certificate (EPC)																																		
3 South Lane Weston Village MORPETH NE21 5DN	Energy rating <b>D</b>	Valid until: 5 June 2024 Certificate number: 8612-1054-2102-8606-1102																																
Property type Detached house	Total floor area 194 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-tenanted-property-measure-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-tenanted-property-measure-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-tenanted-property-measure-energy-efficiency-standard-landlord-guidance</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>86 (D)</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	86 (D)		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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