



Lyndon Grove

East Boldon NE36 0NP

Situated on the corner of Lyndon Grove and Lyndon Drive in the highly sought-after location of East Boldon, this impressive and vastly extended detached family home offers a rare opportunity to secure a property of significant size and potential.

Downstairs, you'll find three spacious reception rooms, each offering flexibility for family living, entertaining, or working from home. A light and airy porch leads into a welcoming hallway with full-width stairwell window and loft access. The heart of the home is the generous kitchen/diner, filled with natural light thanks to its dual aspect. Cream cottage-style fitted units are complemented by contrasting worktops and a striking Aga stove with extractor, with plenty of room for a dining table, fridge/freezer, washing machine, and tumble dryer.

Thoughtfully laid out and full of character, the home boasts five generously sized bedrooms, two of which benefit from their own en-suite shower rooms.

Outside, the home sits on an impressive corner plot with gardens to three sides, landscaped with mature shrubs, trees, and well-kept lawns. A double block-paved driveway leads to the double garage, which is fitted with an electric roller door, power, lighting, and houses the central heating boiler. A side driveway offers additional off-street parking, ideal for larger households or visitors.

Lovingly maintained over the years, the property would benefit from some updating, but the scope and vision for transformation are endless. It's hard not to fall in love with the space, charm, and potential this unique home has to offer.

£450,000

2 Lyndon Grove

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- DETACHED RESIDENCE WITH NO UPPER CHAIN
- DOUBLE GARAGE
- FREEHOLD
- GENEROUS FAMILY SIZED HOME.
- THREE RECEPTION ROOMS
- TWO DRIVEWAYS
- MUCH SOUGHT AFTER LOCATION
- FIVE BEDROOMS - TWO WITH EN-SUITE SHOWER ROOMS
- SUBSTANTIAL CORNER PLOT
- GARDENS TO THREE SIDES

Entrance Porch

The property features a welcoming porch with a UPVC entrance door, offering a light and airy space thanks to ample glazing. A glazed internal door provides access to the main hallway, enhancing the sense of light and flow throughout the entrance area.

Hallway

The main hallway provides access to the spacious lounge and the kitchen/diner. This light and inviting area also includes a useful storage cupboard and a convenient ground floor cloakroom, making it both practical and welcoming.

Ground Floor Cloaks

The ground floor cloakroom is fitted with a vanity unit with wash basin, a WC, and features a tiled floor for easy maintenance and a clean, contemporary finish.

Lounge

26'9" x 12'0" (8.16 x 3.66)

An impressive and generously proportioned living room, filled with natural light thanks to its double aspect windows, including a charming bow window to the front. The space features a stylish "hole in the wall" fireplace with an electric fire, creating a warm and inviting focal point. Double doors lead through to the dining room, while an additional door provides access to the Annexe sitting room. This generous lounge offers a lovely view over the garden, making it a perfect space for both relaxation and entertaining.

Dining Room

15'1" x 9'6" (4.61 x 2.91)

Another generously sized room offering excellent versatility,

featuring built-in storage and direct access to the kitchen. Double doors connect this space seamlessly to the main lounge, making it ideal for use as a formal dining room, second sitting area, or family room.

Kitchen/Diner

27'1" x 8'10" (8.26 x 2.71)

A charming kitchen/diner enjoying a dual aspect, allowing plenty of natural light to flow through the space. A door leads directly out to the rear courtyard garden, creating a seamless indoor-outdoor connection. The kitchen is fitted with attractive cream cottage-style units complemented by contrasting work surfaces, and features a wonderful Aga stove with an extractor hood above—adding both character and practicality. There's ample space for a dining table and chairs, making it a perfect setting for everyday meals or relaxed breakfasts. Additional space is available for a washing machine, tumble dryer, and a fridge/freezer. Spotlights to the ceiling complete this warm and welcoming space.

Lounge - Annexe

13'6" x 11'6" (4.13 x 3.53)

The property also boasts a superb annexe, ideal for multi-generational living and perfectly suited to those seeking a greater degree of independence while remaining connected to the main home. The annexe lounge is both stylish and functional, featuring sleek spotlights, a contemporary tower radiator, and patio doors that open out to a private, sun-drenched garden—an inviting retreat in all seasons. A staircase rises gracefully to the first floor, with a useful cupboard tucked beneath, and there's internal access to the garage, enhancing practicality without compromising comfort.

First Floor

Bedroom

13'1" x 15'8" (4 x 4.78)

A lovely, generously sized bedroom featuring a vaulted ceiling and a charming dormer window that fills the space with natural light. The room is thoughtfully designed with fitted wardrobes, complete with dresser and drawer units, providing ample storage. With en-suite shower room

En- Suite

The en suite shower room is beautifully appointed with a modern shower enclosure featuring a luxurious drencher shower head. Complemented by sleek vanity units housing a wash basin and WC, the space is brightened by recessed spotlights.

Bedroom

13'4" x 8'4" (4.08 x 2.55)

A comfortable bedroom featuring a dormer window that fills the room with natural light. Thoughtful storage options are integrated to maximize space and keep the room neat and organized.

First Floor

The first-floor landing, accessed from the main hallway, is bright and airy, enhanced by a generous full-width window overlooking the stairwell. Practical features include loft access via a hatch and ladder, with the loft fully boarded for additional storage.

Bedroom

9'4" x 22'0" (2.85 x 6.72)

The master bedroom boasts a dual aspect that fills the space with natural light and offers delightful views. It features a range of fitted wardrobes providing ample storage solutions, complemented by the convenience of a private en-suite shower room, creating a comfortable and functional retreat.



Directions



Floor Plan



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