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79 Leander Drive, Boldon Colliery, Tyne & Wear NE35 9LS

£349,950

This stylish and spacious 4 bedroom, freehold detached house is finished to a high standard throughout. Situated on the ever popular Leander Drive development within walking distance of local schools, plus excellent access to the A19 and Metro Station for commuting. There is also a range of bars, restaurants, shops and multiplex cinema close by. Offering perfect "ready to move into" accommodation for a growing family with the outdoor space complimenting the interior space with a delightful garden area providing enjoyment for the whole family. Any purchasers will not be disappointed with the internal layout and dimensions which briefly comprise: Entrance Hall, Guest W.C., Hallway, 14ft Living Room with double doors to the Dining Room, Conservatory, stylish 15ft Kitchen/Breakfast Room fitted with a comprehensive range of cabinets and some integrated appliances and leading to the Utility. To the first floor there is a superb Family Bathroom and 4 Bedrooms, the master also offering an En-suite Shower Room. The property also offers central heating, double glazing and block paved driveway providing off street parking and leading to a garage. This family home has to be viewed internally to fully appreciate the size and quality of accommodation on offer.

Council Tax Band D

Ground Floor

Entrance Hall

Access to this delightful home is via a UPVC door which opens to reveal the entrance hall which boasts coving to the ceiling, recessed lighting and laminate flooring. Doors provide access to the Guest W.C. and Hallway.

Guest W.C.

3'2" x 5'2" (0.97 x 1.60)



Facilities of this room include a close coupled w.c. and wash hand basin. There is also a double glazed window, ladder style heated towel rail and splash back tiling to the walls plus contrasting tiling to the floor.

Hallway

Featuring a staircase providing access to the first floor. This room also has coving to the ceiling and a central heating radiator.

Living Room

11'8" x 14'10" (3.56 x 4.54)



A light and airy room with double glazed window to the front elevation and double doors to the rear leading to the Dining Room. The focal point of this space is the feature fire surround with inset living flame gas fire. Background heating is provided by two central heating radiators and the neutral colour scheme is complimented by plaster work coving to the ceiling and carpet to the floor.

Living Room



Dining Room

9'6" x 8'10" (2.92 x 2.70)



This room is wonderfully positioned and perfect for entertaining with double doors opening to the Conservatory. The room has plaster work coving to ceiling, a central heating radiator and laminate flooring.

Conservatory

11'10" x 9'9" (3.63 x 2.98)



This superb room is the perfect place to relax, bathed in natural light from the double glazed windows and door leading to the block paved rear patio. The vaulted ceiling and tiling to the floor finish the stylish look of this room.

Kitchen/Breakfast Room
15'1" x 10'5" (4.60 x 3.20)



The Kitchen offers a comprehensive range floor, wall, display and drawer cabinets with inset 1.5 bowl sink unit and contrasting work surfaces. Integrated appliances include a double oven, hob, extractor, dish washer and fridge freezer. A built in understairs cupboard provides further storage space. Plaster work coving and recessed lighting to the ceiling together with a central heating radiator add to the ambience of the room. Double glazed windows to the rear elevation, a breakfast bar and splash back tiling to the walls with contrasting tiling to the floor complete this impressive Kitchen/Breakfast Room.

Kitchen/Breakfast Room

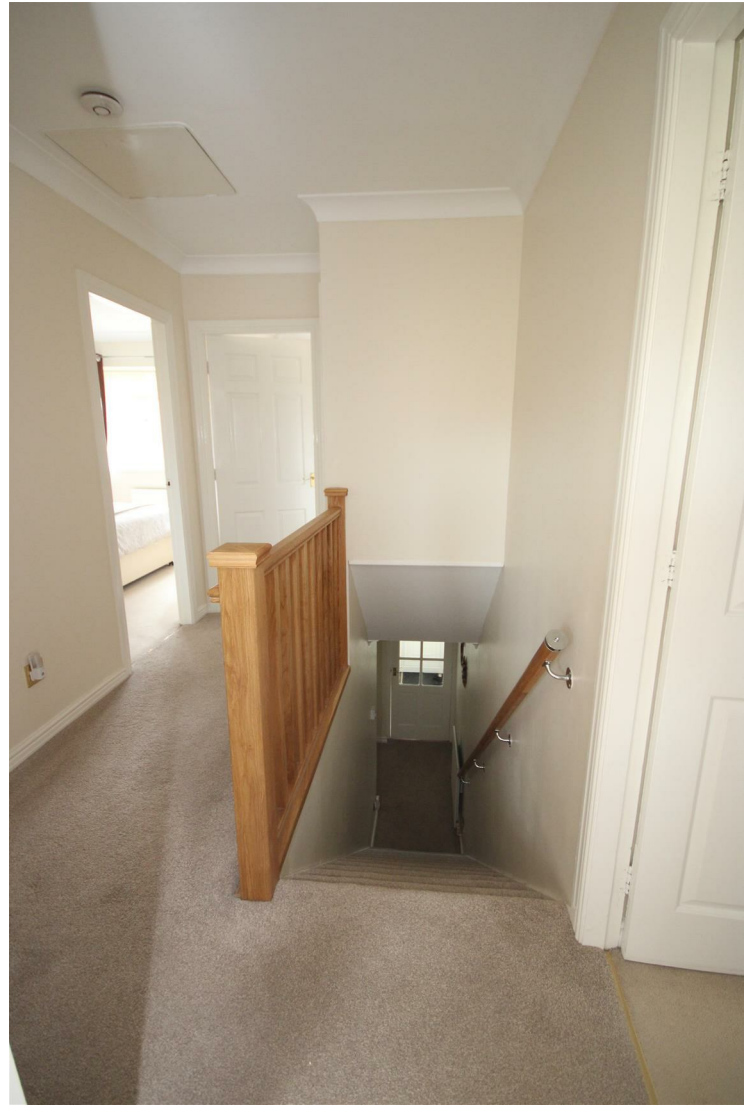


Utility
7'10" x 5'11" (2.41 x 1.82)

Leading from the Kitchen/Breakfast Room this room offers a 1.5 bowl sink unit, plumbing for a washing machine and space for a tumble dryer. A door provides access to the garage. There is also coving to the ceiling, recessed lighting, part tiled walls and tiling to the floor. A cupboard houses a wall mounted central heating boiler.

First Floor

Landing



This gallery landing has doors providing access to all first floor rooms. There is also access to the loft.

Bedroom 1 (Front)
7'9" x 18'11" (2.38 x 5.78)



The design of this room takes full advantage of the varying ceiling heights and offers a double glazed window to the front elevation. Fitted wardrobes provide hanging and storage space. The calming feeling of this room is enhanced by a central heating radiator and recessed lighting to the ceiling.

Bedroom 1 (Front)



also providing storage space. A double glazed window provides natural lighting whilst recessed lighting allows for mood lighting. Tiling to the walls with contrasting tiling to the floor complete the calming feel of this room. This room also has the benefit of coving to the ceiling and a heated towel rail.

Bedroom 2 (Rear)

9'1" x 10'1" (2.78 x 3.09)



Located at the rear of the property, this double bedroom offers a double glazed window with central heating radiator below. This room also has the benefit of plaster work coving to the ceiling. Fitted wardrobes provide hanging and storage space.

En-suite

7'9" x 4'11" (2.37 x 1.51)



This stylish shower room comprises a corner shower enclosure plus wash hand basin and w.c. set into a vanity unit also providing storage space. Tiling to the walls is complimented by contrasting tiling to the floor. A double glazed window provides natural light, whilst recessed lighting to the ceiling offers background lighting. There is also a heated towel rail and pvc panelling to the ceiling.

Bedroom 3 (Front)

9'1" x 11'3" (2.77 x 3.43)



This spacious double bedroom boasts a range of fitted wardrobes providing hanging and storage space. A double glazed window to the front elevation offers views over the approach to the property. There is also coving to the ceiling and a central heating radiator provides back ground heating.

Family Bathroom

6'7" x 5'5" (2.02 x 1.67)



An elegant room offering a panelled bath with shower over, wash hand basin and close coupled w.c. set into a vanity unit

Bedroom 3 (Front)



Garden



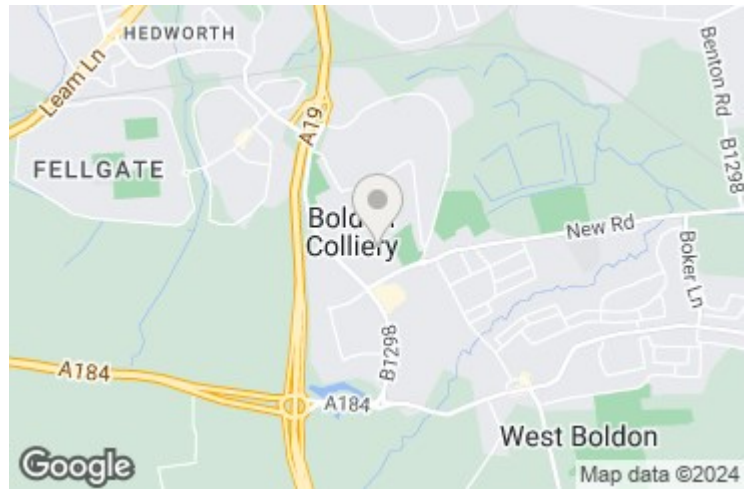
Bedroom 4 (Front)

6'8" x 7'4" (2.05 x 2.24)



Garage

Electric Car Charger.



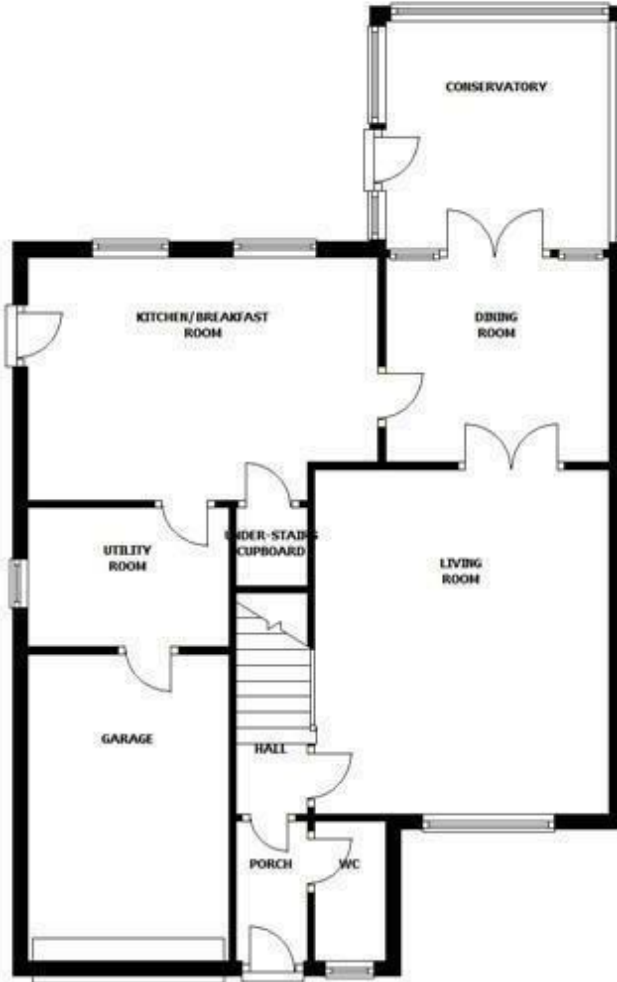
Currently being used as a study/home office, this room offers a double glazed window to the front elevation, plaster work coving to the ceiling and a central heating radiator.

Exterior



The gardens together with this delightful home are accessed via a block paved driveway which provides off street parking and leads to the garage. An enclosed lawned garden to the rear of this impressive home provides a safe and secure environment for family living. A block paved patio area is ideal for entertaining and can be accessed via the Conservatory. The garden also features well stocked, mature planting to the borders and a garden shed.

GROUND FLOOR
APPROX. 70.9 SQ. METRES (762.8 SQ. FEET)



TOTAL AREA: APPROX. 123.9 SQ. METRES (1333.8 SQ. FEET)
79 LEANDER DRIVE, SOUTH SHIELDS



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

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