

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**LYNEVE MILE ROAD WIDDRINGTON MORPETH NE61 5QW**



- Link Detached Bungalow
- Two Reception Rooms
- Double Garage & Extensive Outside Space
- Council Tax Band: E
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Occupying A Very Large Site
- Four Double Bedrooms
- EPC: D
- Tenure: Freehold

**Offers Over £425,000**



# LYNEVE MILE ROAD WIDDRINGTON MORPETH NE61 5QW

An immaculately presented and tastefully updated, four bedroom link detached bungalow occupying a one of the larger sites along Mile Road with extensive gardens, double garage and workshop and rear aspect on to open fields. Situated on the edge of the village 7.5 miles north east of Morpeth, local amenities include bus services to Morpeth, Newcastle, Amble and Ashington, a doctors surgery, local shops including post office and co-op. Druridge Bay and Northumberland's Heritage Coastline is also situated within 3.5 miles of the property.

The accommodation briefly comprises:- Entrance porch, hallway, a spacious lounge with log burning stove and views over the rear garden leading to a dining area which is in turn open to the upgraded kitchen with a separate utility room. There are also four double bedrooms together with a modern bathroom/w.c. with bath and separate shower. Outside there is an impressive rear garden with a wealth of space including wild areas and vegetable garden in addition to a driveway providing excellent on site parking together with a large double garage and workshop.

NOTE The property is detached apart from a section of approximately 2 metres of kitchen walling which adjoins the neighbouring property.

## PORCH

Entrance door to the side with double glazed windows to the front and side and an inner door leading to hallway.

## ENTRANCE HALLWAY

Access to the loft with electric light and power point, radiator.

## LOUNGE

20'0" x 14'3" (6.12 x 4.35)

A cosy yet spacious main reception room with double glazed sliding doors overlooking the rear garden, fireplace with log burning stove, two radiators and open plan access to the dining area.



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## ADDITIONAL IMAGE



## DINING ROOM

16'3" x 10'5" (4.97 x 3.20)

Providing open plan access to the kitchen and lounge area with natural wood flooring, radiator and a double window overlooking the rear garden.



## ADDITIONAL IMAGE





# LYNEVE MILE ROAD WIDDRINGTON MORPETH NE61 5QW

## KITCHEN

21'1" x 10'0" (6.45 x 3.05)

Measurement taken into recess.

A tastefully updated kitchen fitted with an attractive range of wall and base units with coordinating work surfaces, a most useful larder cupboard, Belfast sink with mixer tap and integrated appliances to include a range cooker with extractor hood, fridge, freezer, dishwasher and washer dryer. Double glazed windows and an external door leading out to the rear garden.



## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



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## UTILITY ROOM/WC

A deceptively spacious utility room fitted with a wc and sink unit, fitted wall and base units with work tops and a double glazed window to the front, radiator.



## BEDROOM ONE

14'6" x 10'7" (4.42 x 3.24)

Measurement taken into bay window.

Double glazed window to the front, radiator and fitted wardrobes.



## BEDROOM TWO

12'4" x 10'5" (3.76 x 3.18)

Measurement taken into bay window.

Double glazed window to the front, radiator and fitted wardrobes.





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## BEDROOM THREE

17'3" x 8'2" (5.27 x 2.49)

Measurement taken into recess and includes fitted wardrobes.

Double glazed window to the front and side, radiator and fitted wardrobes.



## BEDROOM FOUR

15'8" x 8'2" (4.80 x 2.49)

Measurement taken into recess and includes fitted wardrobes.

Double glazed picture windows to the rear and side, radiator.



## FAMILY BATHROOM/WC

Fitted with a modern suite comprising of a white suite with a bath with tiled surround, w.c., wash basin in vanity unit and a shower in separate cubicle. Tiling to both walls and floor, heated towel rail and double glazed window.



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## EXTERNALLY

The property benefits from extensive gardens with an attractive patio terrace to the rear of the property, and a large lawned area with a summer house. In addition to this there is a wild garden, vegetable garden and further space for a play area or garden. To the rear of the garden there is a concealed composting area which backs on to neighbouring fields.

Alongside the garden there is a driveway providing ample off street parking and access to a double garage and workshop with power and lighting and attached potting shed and further storage.



## ADDITIONAL IMAGE





# LYNEVE MILE ROAD WIDDRINGTON MORPETH NE61 5QW

## ADDITIONAL IMAGE



## OUTLOOK TO REAR OF GARDEN



## GARAGE

21'2" x 18'2" (6.47 x 5.56)

Power points. Electric lighting. Cold water tap.

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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## **MATERIAL INFORMATION**

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Superfast & Ultrafast broadband .(Ofcom Broadband & Mobile Checker April 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low risk. Source gov.uk April 2024.

Planning Permission - There is one current active planning permissions for Mile Road. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked April 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## **TENURE & COUNCIL TAX BAND**

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: E Source gov.uk April 2024

## **FLOOR PLAN**

This plan is not to scale and is for identification purposes only.

## **GOOGLE MAPS - GENERAL NOTE**

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## **VIEWING ARRANGEMENTS**

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# LYNEVE MILE ROAD WIDDRINGTON MORPETH NE61 5QW

## Ground Floor

Approx. 133.0 sq. metres (1431.5 sq. feet)




Total area: approx. 133.0 sq. metres (1431.5 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.


Lyneve, Mile Road

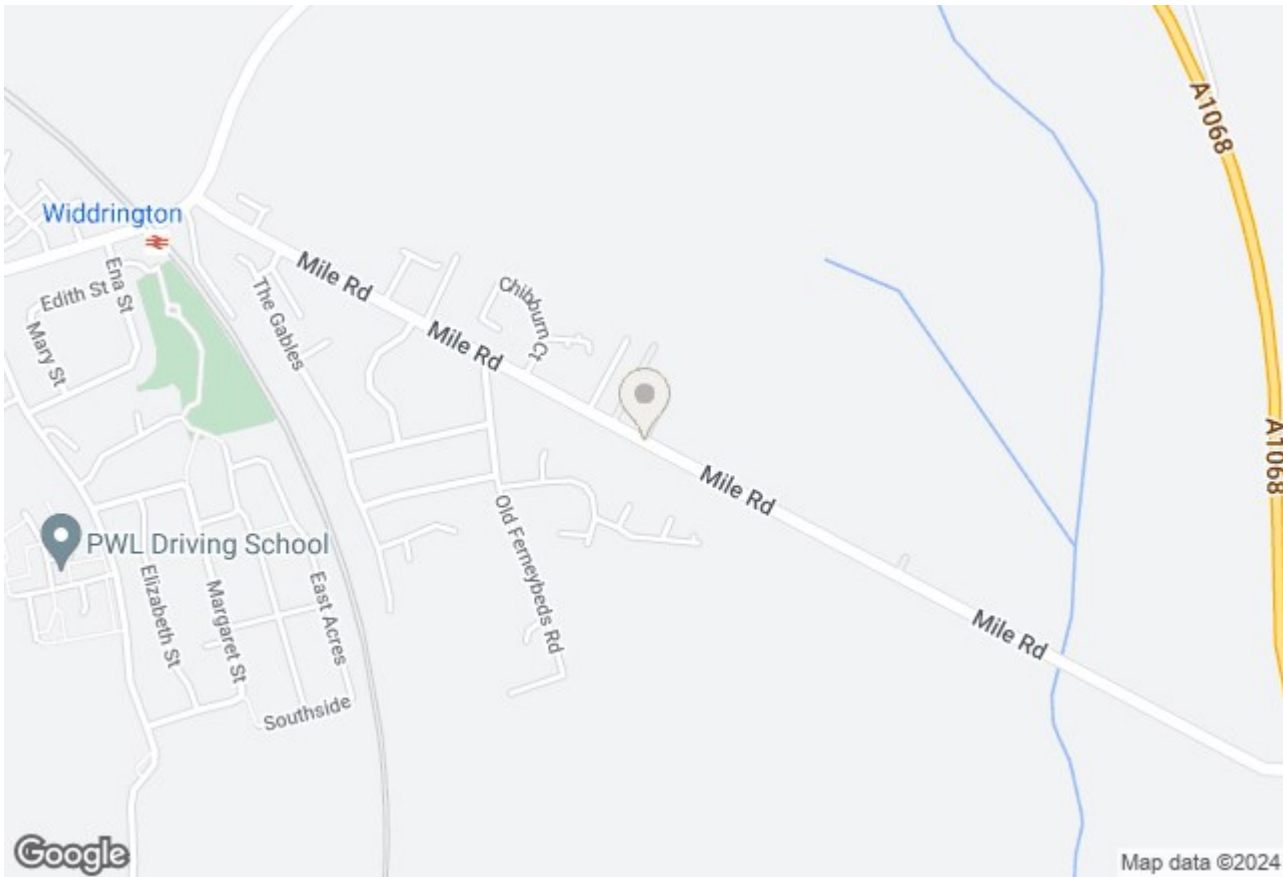


### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



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