

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

13 LINDISFARNE LANE MORPETH NE61 2UR



- Three Bedroom Semi Detached
- Lounge Diner & Open Plan Kitchen
- Garage & Driveway
- Services: Mains GCH, Electric, Water, Drainage & Sewage
- Tenure: Freehold

- Superb Rear Garden
- Ground Floor WC & Utility Area
- EPC: TBC
- Council Tax Band: C

Price £287,500

13 LINDISFARNE LANE MORPETH NE61 2UR

Welcome to Lindisfarne Lane, Morpeth - a superbly maintained, three-bedroom semi-detached house with impressive gardens, double glazing and gas central heating via a modern combi boiler throughout. The accommodation comprises a spacious entrance hallway leading to a lounge through dining room and an open plan kitchen with utility area and ground floor wc. To the first floor there are three well proportioned bedrooms and a family bathroom with bath and separate shower/wc.

The property boasts a beautiful, large rear garden, ideal for families and those who enjoy spending time outdoors and to the front there is a further garden, garage and drive for off street parking.

Located close to local shops within the estate, Sainsburys local, train station and easy access to the town centre, this home offers both comfort and convenience for a range of purchasers.

ENTRANCE HALL

Entrance door to front leading to a welcoming hallway with stairs to the first floor, radiator and coat cupboard.



LOUNGE

12'5" x 15'10" into bay (3.81 x 4.85 into bay)

To the front elevation with a double glazed bay window, radiator and an electric fire in decorative surround. Open plan to the dining area.



DINING ROOM

9'11" x 9'11" (3.04 x 3.03)

Overlooking the rear garden with full height double glazed windows and door to the rear garden and radiator.



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ADDITIONAL IMAGE

Outlook from the dining room



ADDITIONAL IMAGE

Open plan lounge diner.



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KITCHEN

19'2" x 8'3" + door recess. (5.86 x 2.54 + door recess.)

The kitchen has been altered to create a larger space incorporating a utility room and is fitted with a range of wall and base units with coordinating work surfaces, sink drainer unit with mixer tap, plumbing for dishwasher and space for a freestanding oven and hob. The utility area has a further sink drainer unit, plumbing for washing machine, a double glazed window to the rear and provides access to the ground floor wc along with a door to the garage and an external door to the rear garden.



ADDITIONAL IMAGE



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UTILITY AREA



GROUND FLOOR WC

Fitted with a wc and wash hand basin.

FIRST FLOOR LANDING

Double glazed window to the side, access to the loft.

BEDROOM ONE

12'10" x 11'4" (3.93 x 3.46)

Double glazed window to the front, radiator.



BEDROOM TWO

11'4" x 10'3" (3.47 x 3.14)

Double glazed window to the rear, radiator.



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BEDROOM THREE

9'2" x 8'8" (2.81 x 2.66)

A good size third bedroom with a double glazed window to the front and a radiator.



BATHROOM/WC

A well proportioned family bathroom fitted with a wc, wash hand basin, bath and mains shower in separate cubicle. Two double glazed windows, heated towel rail and a tiled floor.



ADDITIONAL IMAGE



GARAGE

With an up and over door, power and lighting. Access to the under stair storage cupboard.

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EXTERNALLY

The rear of the property has a sizeable garden which has been superbly maintained, there is a large lawned area with established borders, a patio area accessible from the dining room and a further, sheltered patio to the very rear of the garden. The shed is included within the sale.

To the front there is a further garden with lawn and established shrubs and a block paved driveway for off street parking.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



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 - including Ultrafast broadband. Mobile signal limited with some providers. (Ofcom

Broadband & Mobile Checker July 2024).

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

Planning Permission - There is currently no active planning permissions for Lindisfarne Lane. For more information please see -<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked July 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: C Source gov.uk July 2024.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

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

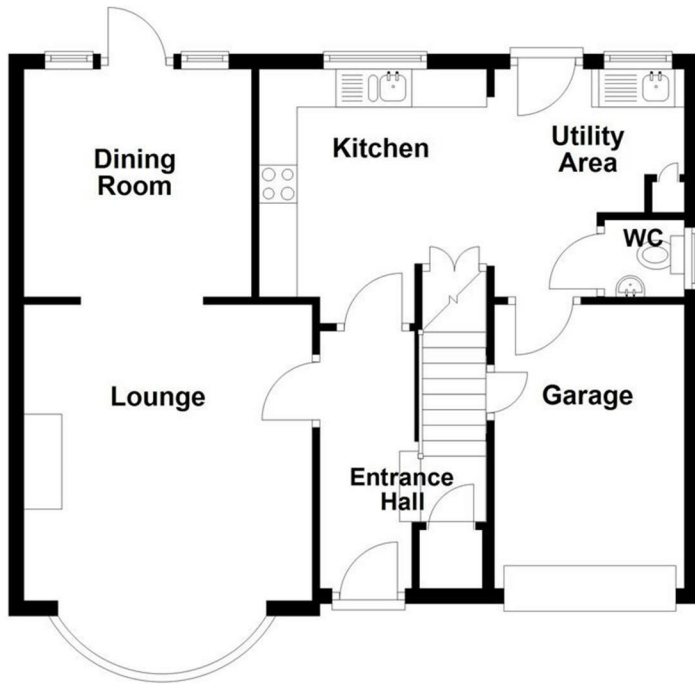
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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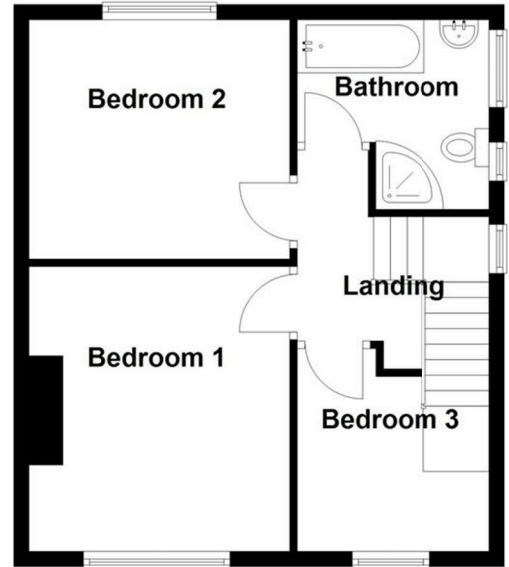
Ground Floor

Main area: approx. 50.7 sq. metres (545.9 sq. feet)
Plus garages, approx. 9.4 sq. metres (100.7 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Main area: Approx. 93.7 sq. metres (1008.6 sq. feet)
Plus garages, approx. 9.4 sq. metres (100.7 sq. feet)

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

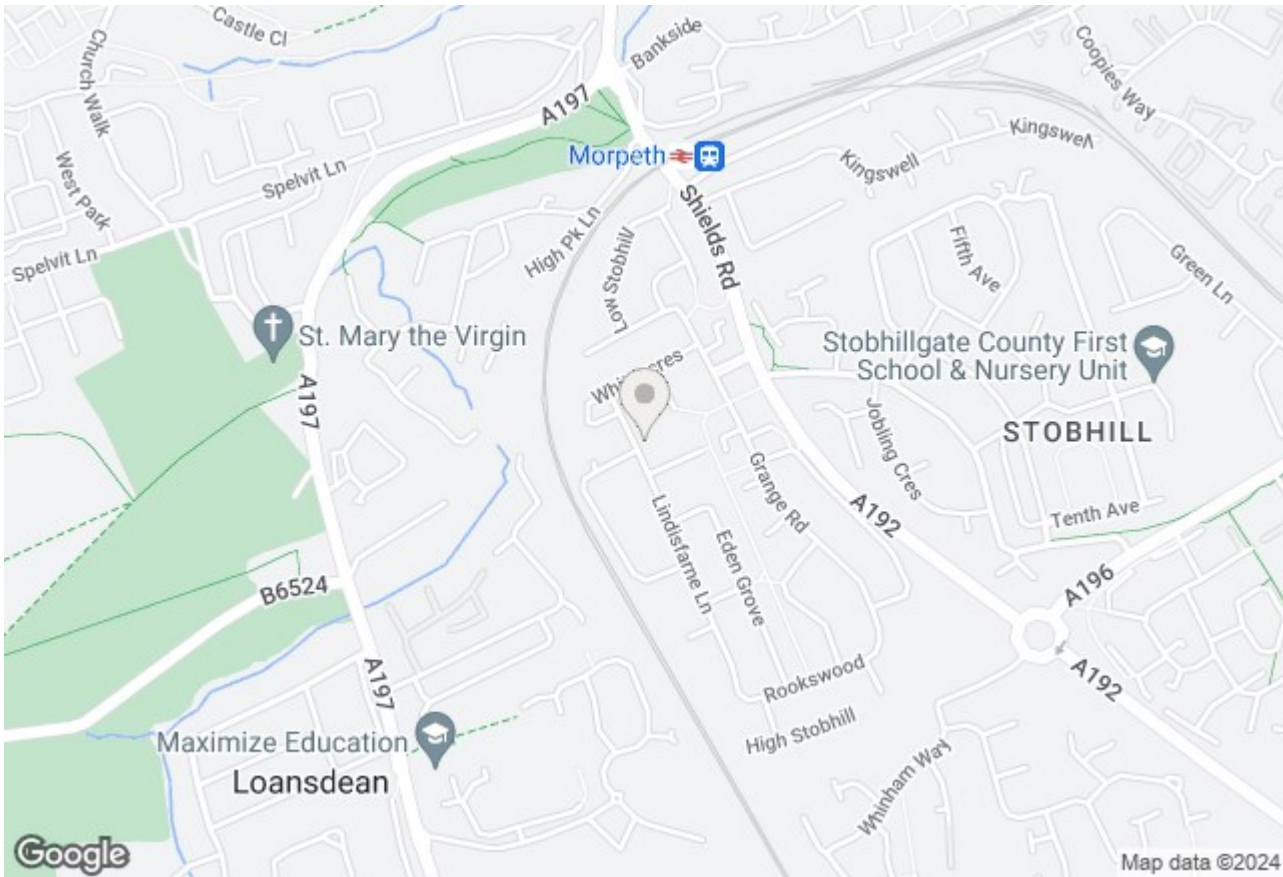
Lindisfarne Lane

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) 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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