

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

SIDE LANE HEPSCOTT MORPETH NE61 6LS



- EPC: TBC
- Council Tax Band: C
- Semi Detached Family Home
- Two Reception Rooms
- Viewing Highly Recommended

- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewage
- Three Double Bedrooms
- Gardens & Off Street Parking

Price £365,000

1 SIDE LANE HEPSCOTT MORPETH NE61 6LS

Located in the sought-after village of Hepscott, just minutes from Morpeth and its full range of amenities, this beautifully presented three-bedroom semi-detached home offers spacious and characterful accommodation across three floors.

The property benefits from gas central heating via a combi boiler, double glazing throughout making it an ideal choice for those seeking a well-maintained and ready-to-move-into home.

The welcoming entrance porch leads to a spacious living room with feature Inglenook fireplace and multi-fuel burning stove, alongside a well-appointed modern kitchen with integrated appliances and solid wood worktops. Open to a stunning dining/sun room with vaulted ceiling, Velux roof light, and French doors to the South-West facing garden, this space is perfect for everyday living and entertaining.

Additional features include a utility area, ground floor W/C, and tastefully finished interiors throughout. Upstairs, the first floor offers two generous double bedrooms and a modern family bathroom. The front bedroom also offers potential to create an en-suite. A Redwood staircase leads to the second floor and a bright dual-aspect third double bedroom with fitted storage.

Externally, the property boasts low maintenance imprinted concrete paths sweeping around the front, side, and rear, leading to a private garden with courtyard patio, lawn, mature borders, and shed with electricity.

Early viewing is recommended to fully appreciate the space, quality, and location this home offers.

ENTRANCE PORCH

Step through the front door into a welcoming entrance porch, beautifully finished with solid wood flooring, a radiator for year-round comfort, and elegant double-glazed sash windows on both sides, flooding the space with natural light. A glass-paneled door leads invitingly into the heart of the home.

HALLWAY

A wide staircase with neutral fitted carpet leads up to the first-floor landing, offering a warm and inviting feel. A radiator adds comfort, while a door opens into the spacious and beautifully presented living room.

LOUNGE

13'11" x 16'0" max (4.25 x 4.88 max)

A generously sized living room filled with natural light from the elegant bow window to the front and an opaque sash window to the side. Finished with a neutral carpet, the room also features two radiators for comfort and a TV aerial point. The standout feature is the charming Inglenook-style fireplace, complete with a wooden mantle, brick inset, and slate hearth, housing a multi-fuel burning stove — perfect for cozy evenings. Additional highlights include a useful under stair storage cupboard, window blinds, and a characterful stripped wood door leading through to the kitchen.



ADDITIONAL IMAGE



1 SIDE LANE HEPSCOTT MORPETH NE61 6LS

KITCHEN

12'2" x 8'4" (3.72 x 2.55)

The contemporary kitchen is fitted with a stylish range of high-gloss wall, floor, and drawer units, complemented by solid wood worktops and under-cabinet down lighting. A large stainless steel sink with drainer and mixer tap is seamlessly integrated into the workspace. High-spec appliances include a double Bosch oven, four-ring ceramic hob, and a stainless steel chimney-style extractor hood with splash back. There's also an integrated dishwasher and plumbing for an American-style fridge freezer, making this kitchen both practical and sleek. The solid wood flooring flows throughout, enhanced by a modern wall-mounted radiator. The kitchen opens into the stunning dining room, with ceiling spotlights creating a bright, open-plan feel. A sliding glass-paneled door leads conveniently into the side entrance lobby.



ADDITIONAL IMAGE



DINING ROOM

12'8" x 13'8" (3.88 x 4.17)

Opening seamlessly from the kitchen, the dining room continues the solid wood flooring and features a radiator and TV aerial point. It is bathed in natural light from triple sash windows on the side, complete with blinds, and double French doors at the rear, offering direct access to the private courtyard/patio area. The room boasts a striking vaulted ceiling with a Velux roof light, complemented by exposed beams and stylish light fittings, creating a bright and airy atmosphere.



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ADDITIONAL IMAGE



UTILITY ROOM

A practical utility room with plumbing for an automatic washing machine and a wall-mounted boiler providing the property's heating and hot water. A sliding door gives access to the ground floor W/C.

GROUND FLOOR WC

Featuring an opaque double-glazed sash window to the side with fitted blinds, this stylish ground floor W/C is fitted with a modern white suite including a close-coupled W/C and wall-mounted wash hand basin with sleek chrome fittings. Finished with solid wood flooring and a radiator, the space is both practical and well-presented.

FIRST FLOOR LANDING

A spacious staircase leads to the first-floor landing, where you'll find a radiator, and a window with blinds to the front, along with a small study area. Doors open to both double bedrooms and the family bathroom, with a charming wooden spindle staircase leading to the bright second-floor bedroom.



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MASTER BEDROOM

12'7" x 10'7" excluding wardrobes (3.85 x 3.25 excluding wardrobes)

A window with blinds overlooks the front elevation, framing a feature brick fireplace that adds character to the room. This double bedroom is fitted with neutral carpet, a radiator, TV aerial point, and wall lights for added ambiance. It also benefits from built-in wardrobes with a clothes rail, shelving, and overhead lighting, offering both functionality and style.



ADDITIONAL IMAGE



BEDROOM TWO

10'7" x 9'3" excluding wardrobes (3.23 x 2.84 excluding wardrobes)

Twin windows with blinds offer lovely views over the garden, complemented by a Velux window on the side elevation, filling the room with natural light. This double bedroom features fitted carpet, a radiator, and a TV aerial point. Ample storage is provided with built-in wardrobes, complete with a clothes rail and shelving for added convenience.



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ADDITIONAL IMAGE



FAMILY BATHROOM

The bathroom features an opaque double-glazed sash window and a Velux window on the side, allowing for natural light while maintaining privacy. Fitted with a white suite with sleek chrome fittings, including a paneled bath an enclosed walk-in shower, a pedestal wash hand basin with mixer tap, and a close-coupled W/C. The space is finished with LVT flooring, an extractor fan, and a radiator for added comfort.



SECOND FLOOR LANDING

A charming wooden spindle staircase leads to the second-floor bedroom, which offers storage in the eaves and a window on the rear elevation, providing delightful views over the garden.

BEDROOM THREE

13'11" x 11'8" max (4.25 x 3.56 max)

This spacious double bedroom is filled with natural light from a window to the front and triple windows with blinds to the rear, offering pleasant views over the garden. The room features wood-effect laminate flooring, a traditional-style radiator, and a TV aerial point. It also benefits from fitted wardrobes and convenient storage cupboards in the eaves, providing plenty of space for your belongings.



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EXTERNALLY

At the rear of the property, you'll find an imprinted concrete courtyard/patio area, with steps leading up to a lawned garden bordered by mature planting and a tranquil pond. The garden also features a storage shed with electricity. Access is provided along the side of the property, leading to the front garden.



ADDITIONAL IMAGE



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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.

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 Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker May 2025).
Broadband Type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 44 Mbps 8 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Mobile & Data - Limited with Vodafone, O2, Three & EE (Ofcom Broadband & Mobile Checker May 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker May 2025).
Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker May 2025).

Planning Permission - There is currently no active planning permissions for Side Lane. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked May 2025).

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.

IMPORTANT INFORMATION

Prospective buyers should be aware that there is a right of pedestrian and vehicular access for the occupiers of 2 Side Lane, which runs from the front of the property, down the right-hand side, and around to the rear. The current occupiers of 2 Side Lane only currently use this access for placing and collecting bins, and is not otherwise in regular use. However, this could change should the neighbouring property be sold.

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.

No estate charges payable for Side Lane.

Council Tax Band: C Source: gov.uk (Checked May 2025).

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MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

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

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful 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.

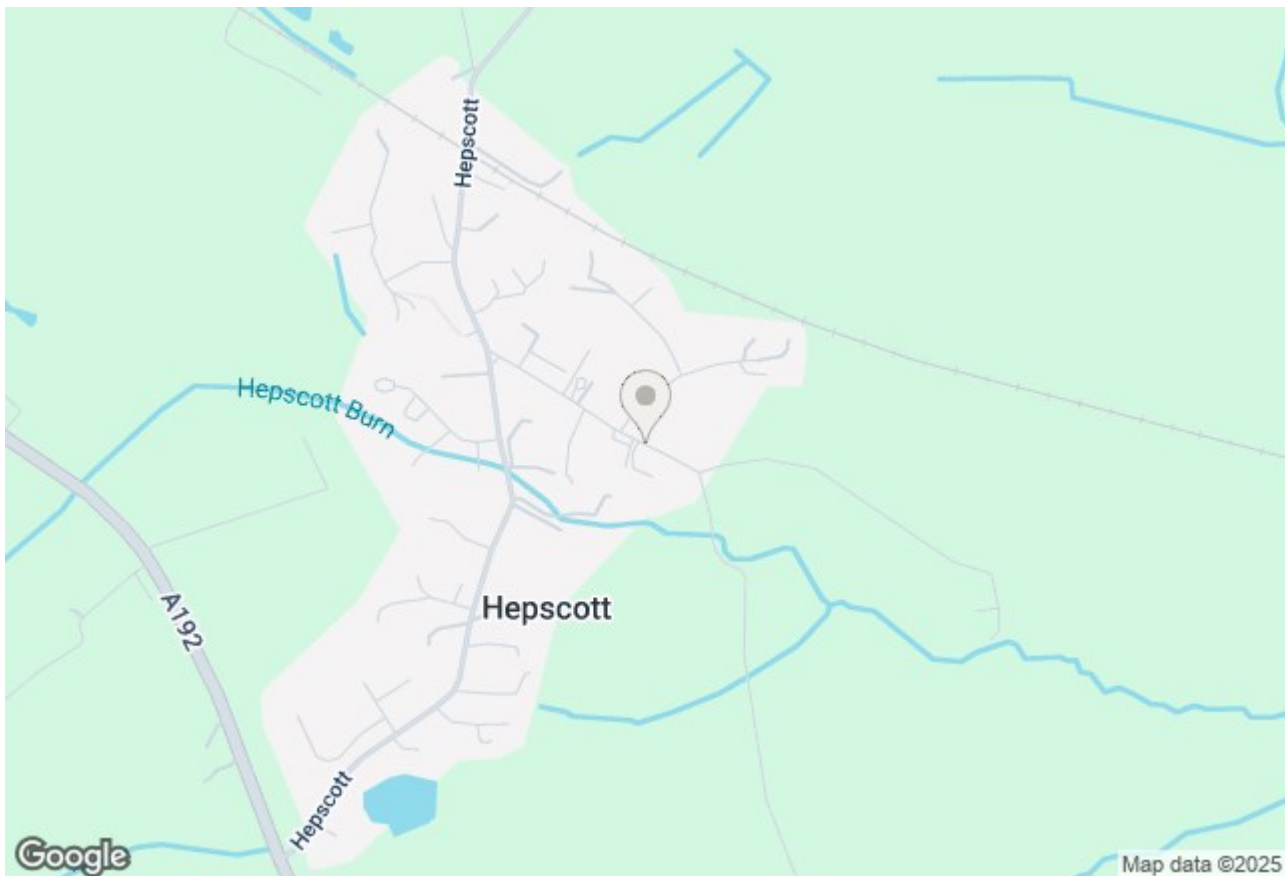
VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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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 (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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