

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

LINDISFARNE LANE MORPETH NE61 2UQ



- Three Bedroom Semi Detached
- Beautifully Presented
- Gardens To Front, Rear & Side
- Council Tax Band: C
- Services: Mains GCH, Electric, Water, Drainage & Sewage

- Two Reception Rooms
- Attached Garage & Parking
- EPC: D
- Tenure: Freehold

**Price £265,000**

# LINDISFARNE LANE MORPETH NE61 2UQ

A well-presented, three-bedroom semi-detached home, ideally located on Lindisfarne Lane within the sought-after Stobhill Grange estate in Morpeth. This property offers a fantastic opportunity for a range of buyers, especially first-time buyers or those looking to downsize, combining practical living space with a convenient and accessible location.

Situated within easy reach of Morpeth's excellent amenities, the property is just a short distance from the town centre, offering a wide range of shops, cafés, and restaurants. Morpeth Train Station is within walking distance, providing regular services to Newcastle, Edinburgh, and beyond, making it ideal for those needing to commute. The area is also well served by local schools, leisure facilities, and scenic riverside walks.

The accommodation benefits from double glazing and gas central heating, and briefly comprises: entrance hall, a light and welcoming lounge, separate dining room, and a fitted kitchen. A ground floor WC and internal access to the attached single garage add to the property's practicality.

Upstairs, there are three bedrooms and a modern family bathroom with WC. Externally, the property occupies a generous corner plot with gardens to the front, side, and rear, offering a pleasant outdoor space with potential to personalise or extend (subject to planning permission). Off street parking is available via the driveway leading to the attached garage.

Set within a quiet residential area yet close to the vibrant heart of Morpeth, this home presents an ideal low maintenance opportunity for buyers looking to make their first step onto the property ladder or to enjoy more manageable living in a well-connected location. Early viewing is highly recommended.

## ENTRANCE HALL

Entrance door to the front providing access to the entrance hall with a built in storage cupboard, double glazed windows to the front and side and a radiator.



## LOUNGE

13'9" x 15'5" (4.21 x 4.71)

Measurement includes staircase.

A bright room with double glazed windows to the front and side, radiator and stairs to the first floor





# LINDISFARNE LANE MORPETH NE61 2UQ

## ADDITIONAL IMAGE



## DINING ROOM

10'11" x 9'2" (3.35 x 2.81)

Double glazed window to the side, radiator and access to the kitchen.



## KITCHEN

9'11" x 10'1" (3.04 x 3.09)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap, gas and electric cooker points and plumbing for washing machine or dishwasher. Double glazed windows to front and rear and door to the garage.



# LINDISFARNE LANE MORPETH NE61 2UQ

## ADDITIONAL IMAGE



## FIRST FLOOR LANDING

Radiator

## BEDROOM ONE

10'3" x 10'7" (3.13 x 3.23)

Double glazed window to side and radiator.



## BEDROOM TWO

17'1" x 7'7" (5.21 x 2.32)

Double glazed windows to the front, radiator.



# LINDISFARNE LANE MORPETH NE61 2UQ

## BEDROOM THREE

17'1" x 7'7" (5.21 x 2.32)

Double glazed window to the front, radiator and built in storage.



## BATHROOM/WC

Fitted with a wc, wash hand basin and p-shape bath with shower over. Double glazed windows to side and radiator.



## GARAGE & PARKING

Attached single garage with an electric roller door, power and lighting, ground floor wc and an external door to the rear garden.



## GROUND FLOOR WC

Located to the rear of the garage, just off the kitchen. Fitted with a wc and wash hand basin.



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## EXTERNALLY

The property occupies a good size plot and has wrap around gardens with lawn and gravel areas to the rear and further lawned gardens to the front and side.



## 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.

## 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 June 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 15 mbps 1 mbps Good

Superfast 80 mbps 20 mbps Good

Ultrafast 1000 mbps 1000 mbps Good

Mobile & Data - Likely with EE & O2. Limited with Three & Vodafone (Ofcom Broadband & Mobile Checker June 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 June 2025).

Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker June 2025).

Planning Permission - There is currently two active planning permissions for Lindisfarne Lane. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked June 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.

# LINDISFARNE LANE MORPETH NE61 2UQ

## 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.

There are no estate charges payable for Lindisfarne Lane.

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

## 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

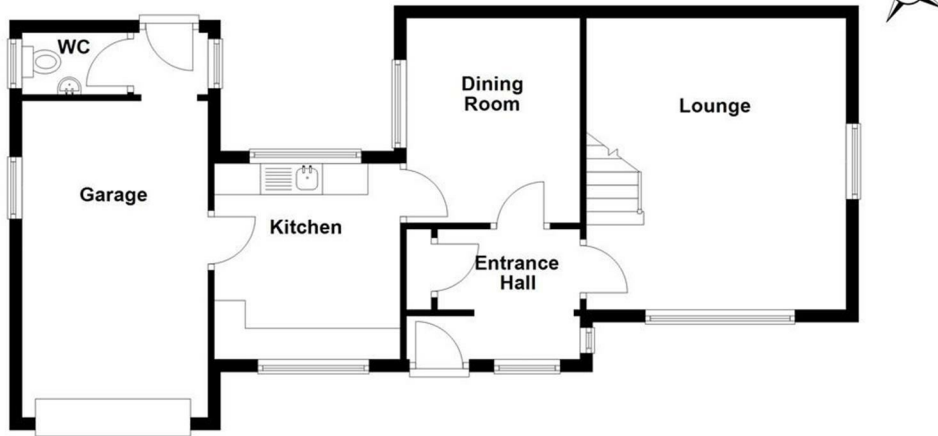
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# LINDISFARNE LANE MORPETH NE61 2UQ

Ground Floor




First Floor




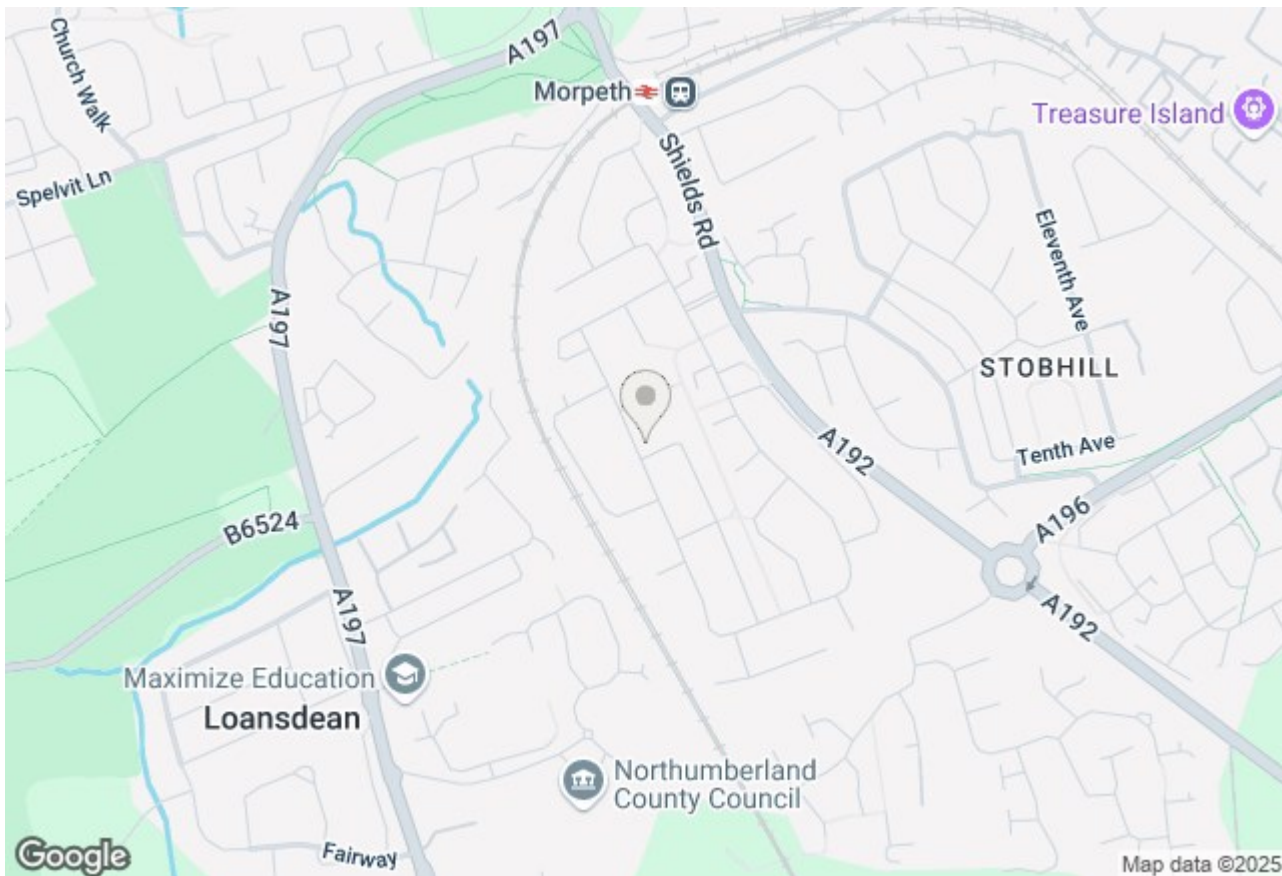
Main area: Approx. 88.0 sq. metres (947.6 sq. feet)

Plus garages, approx. 15.3 sq. metres (164.7 sq. feet)

**Lindisfarne Lane**

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>67</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 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 2002/91/EC 	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)