



Lincoln Road Cramlington

- Lovely Detached Bungalow
- Two / Three Bedrooms
- Conservatory
- Sought After Location
- No Onward Chain
- Freehold /EPC: C

OIRO £ 290,000

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Lincoln Road

Cramlington, NE23 3XT

Beautifully presented and maintained, this two / three bedroom detached bungalow is to be sold with no onward chain. Well located in the popular Northburn estate in Cramlington, the property certainly is worth a viewing. Well located for access to local shops and amenities the property also benefits from good road and transport links. Fully double glazed and gas centrally heated via a combi boiler system the accommodation comprises briefly; entrance hallway, good size lounge, kitchen with access to the garage, three bedrooms (bed three used as a dining room) conservatory and bathroom. Externally there are low maintenance gardens to the front and rear with a multi-car driveway leading to the single attached garage. Early viewings are strongly advised. EPC Rating: C

Entrance Hallway

Storage cupboard, radiator, access to loft above, doors leading to:

Lounge 14'03 x 15'05 (4.34 m x 4.70m)

Feature fireplace with surround, UPVC double glazed window to front, TV point, double radiator, coving to ceiling.

Kitchen 12'02 x 8'04 including door recess (3.71m x 2.45m)

Fitted with a range of wall, base and drawer units with complimenting roll top work surfaces, stainless steel sink & drainer with mixer tap, plumbed for washing machine, built in fan assisted electric oven with gas hob and extractor over, integrated fridge freezer, UPVC double glazed window to rear, radiator, door to garage.

Conservatory

UPVC double glazed windows, UPVC door to rear garden, tiled flooring.

Bedroom One 14'05 x 10'06 max (4.39m x 3.20m)

Fitted wardrobes and drawers, UPVC double glazed window to front, double radiator.

Bedroom Two 9'04 x 8'08 to wardrobes (2.84m x 2.64m)

Fitted wardrobes and drawers, UPVC double glazed window to rear, single radiator.

Bedroom Three / Dining Room 10'02 x 7'01 (3.12m x 2.16m)

Sliding patio doors to conservatory, radiator, dado rail, coving to ceiling.

Bathroom

Fitted three piece suite comprising low level w.c., pedestal sink and panelled bath with electric shower over, tiled walls and floor, frosted UPVC double glazed window.

Garage 8'10 x 16'04 (2.69m x 4.98)

Attached garage with power and lighting and up and over door, combi boiler, loft access, door to kitchen, UPVC door to rear garden.

External

To the front of the property is a decorative, gravelled garden and a driveway leading to the garage. To the rear is a south facing, low maintenance garden which is mainly gravelled, with borders, shrubs and fenced boundaries.

Tenure

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BD007301 /CM/KR/09.06.22/V.2(amended 17.06.22)

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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