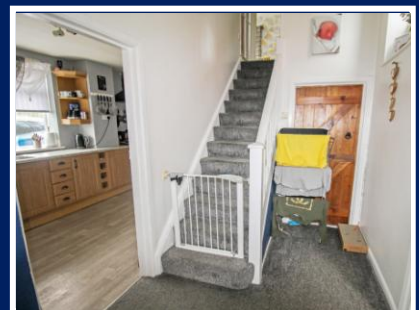




Small Holdings, Woodhorn Demesne
£190,000



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Small Holdings, Woodhorn Demesne

This rare property is available on the lovely location of Woodhorn Demesne. This spacious property is ideal for families and has original features still within the property. On entry to the property the entrance hallway provides access to the lounge to the left which is at the front elevation with a wrap round layout leading to second reception room with French doors leading to garden, open hallway for stairs leading to first floor landing, open plan kitchen with third reception room also to the front elevation. The first floor has three spacious rooms and main bathroom. The property benefits from gas central heating, double glazing and off street parking with spacious driveway. We anticipate high interest in the property, to arrange your viewing please call our office.



MAIN DESCRIPTION

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LOUNGE

Double glazed window to front, television and telephone points, original beams to ceiling, central heating radiator.

SECOND RECEPTION ROOM

Double glazed French doors to rear garden, central heating radiator.

INNER HALLWAY

Two double glazed windows facing second reception room and to rear, door to lounge, central heating radiator, stairs leading to first floor.

KITCHEN

Range of base and wall units with rolled worktop surfaces, space for two ovens with extractor hood over, double glazed window to side elevation, step to double glazed rear door, central heating radiator, plumbed for washing machine, space for fridge freezer.

THIRD RECEPTION ROOM

Two double glazed windows to front, central heating radiator.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE

Two double glazed windows to rear and side, central heating radiator.

BEDROOM TWO

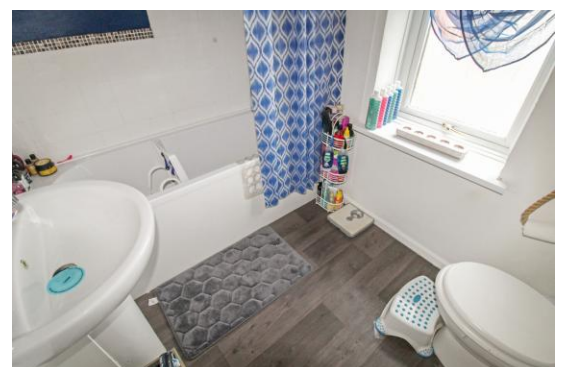
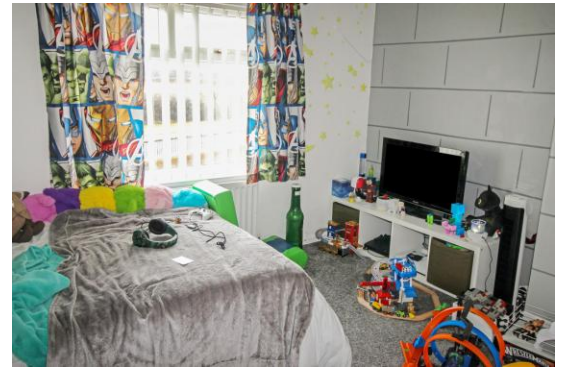
Double glazed window to front, double radiator.

BEDROOM THREE

Double glazed window to rear, radiator.

EXTERNALLY

To the front is an enclosed large driveway for multiple cars with side access to the rear enclosed garden with patio and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.