


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Lindisfarne Lane, Morpeth NE61 2UL



# Lindisfarne Lane, Morpeth NE61 2UL

## Offers Over £400,000

Signature North East is delighted to present this spacious 4-bedroom, semi-detached property, located just outside of the charming town of Morpeth. The home is situated in a fantastic location, offering close proximity to numerous schools, including Stobhillgate County First School & Nursery Unit. Residents will enjoy a wealth of nearby amenities, including local shops and Morpeth's train station, just a 10-minute walk away, offering direct connections to Edinburgh and London. There is also a convenient bus route into Morpeth town centre. For leisurely country strolls and outdoor activities, Carlisle Park is only a 15-minute walk away. Additionally, the A1 is a short drive from the property, providing easy access to Gosforth and Newcastle City Centre.

Upon entering the property, you are greeted by a central hallway leading to a large and inviting living room, featuring a substantial window that floods the space with natural light. The living room is the perfect space for relaxation, with a gas fireplace serving as its focal point. Adjacent to the living room is the dining room, seamlessly connected to both the kitchen and conservatory. This area offers access to the rear garden through elegant patio doors. The kitchen is well-appointed with attractive wall and base units, sleek countertops, and is adjoined by a utility room that also provides rear garden access. The ground floor further benefits from additional living space that has been converted into a convenient office area, accessible from the front of the property, complete with a W.C.

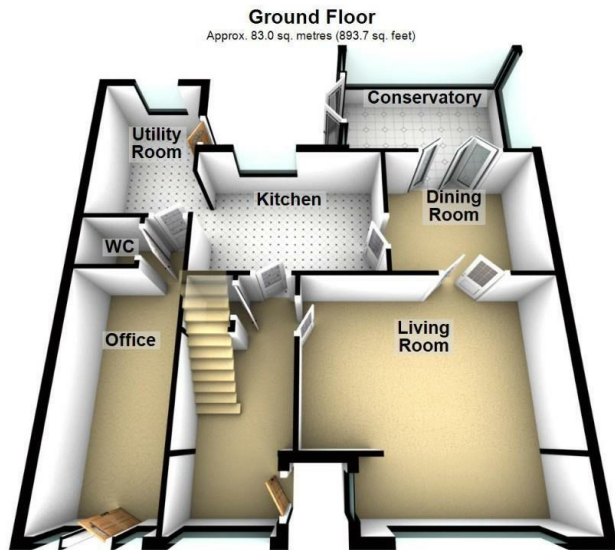
Moving to the first floor, you will discover four generously sized bedrooms. Bedroom one is complemented by an ensuite bathroom featuring a hand basin, W.C., and walk-in shower, and benefits from ample space and natural light. Bedroom two comfortably accommodates a double bed and ample furnishings. Bedrooms three and four offer versatile opportunities, ideal for use as children's rooms, a study, or even a dressing room. Completing this floor is a bathroom equipped with a bathtub, shower, hand basin, and W.C. Both the ensuite and the main bathroom were recently renovated four years ago, ensuring modern and stylish finishes.

Externally, this home boasts a large garden with an ample patio area, perfect for outdoor furniture and summer social gatherings. This area was updated about three years ago. The garden also features a summerhouse/shed and a hot tub, providing a luxurious touch. A back gate from the rear garden opens onto a field, ideal for dog walking. Additionally, the front driveway offers comfortable parking space for five to six cars.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 149.2 sq. metres (1605.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'4" x 14'7"

Dining Room  
10'5" x 9'0"

Kitchen  
12'9" x 9'0"

Conservatory  
12'11" x 8'10"

Utility Room  
10'8" x 7'0"

Office  
19'1" x 7'0"

WC  
3'10" x 3'4"

Bedroom One  
12'11" x 12'7"

En Suite  
10'3" x 7'4"


Bedroom Two  
12'11" x 8'7"

Bedroom Three  
14'6" x 7'0"

Bedroom Four  
15'3" x 7'0"

Bathroom  
10'3" x 5'6"

## 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>	<b>70</b>	<b>71</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>England &amp; Wales</b>	EU Directive 2002/91/EC 	









More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News