



Woodlands School House | Leycett | Newcastle | ST5 6AD

£600,000

EXTREMELY SPACIOUS DETACHED FAMILY HOME, GREAT LOCATION, EXTENSIVE PLOT.

This spacious family home occupies an extensive plot within the rural village of Leycett. Local amenities, schools, commuter and transport networks are all within easy reach. The property requires selective refurbishment offering potential purchasers the opportunity to create their ideal home. The accommodation is spread over five levels and comprises, kitchen/diner & conservatory to the lower ground floor. Entrance porch, hallway, lounge, breakfast kitchen & shower room to the ground floor. Family room to the upper ground floor. Three double bedrooms & family bathroom to the first floor. Master bedroom, en-suite & dressing room to the second floor. Externally there is a driveway providing ample parking for several vehicles and an extensive rear garden. Viewings are strongly recommended.



Property Description

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ENTRANCE PORCH

Upvc double glazed entrance doors to the front elevation.

ENTRANCE HALL

Upvc double glazed entrance door, radiator and staircase leading to the first floor.

KITCHEN/BREAKFAST ROOM

24' 8" x 11' 11" (7.52m x 3.63m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Breakfast bar, range style oven, hob and extractor hood, built in electric oven, microwave and dishwasher. Two radiators, upvc double glazed windows to the front side and rear elevations.

REAR PORCH

Upvc double glazed entrance door.

SHOWER ROOM

Shower cubicle housing electric shower, low level w/c, wall mounted wash hand basin and radiator.

LOUNGE

25' 4" x 12' 1" (7.72m x 3.68m) Feature open grate gas fire with marble base, two radiators, upvc double glazed window to the front elevation and upvc double glazed window and sliding patio doors to the side elevation, staircase leading to the family room.

LOWER GROUND FLOOR

KITCHEN/DINER

18' 9" x 11' 7" (5.72m x 3.53m) Base and wall units, work surfaces incorporating inset stainless steel sink and drainer unit with mixer tap. Radiator, plumbing for a washing machine, tiled floor, upvc double glazed window to the side elevation and sliding patio doors leading to the conservatory.

CONSERVATORY

Tiled floor, double glazed windows and french patio doors leading to the rear garden.

UPPER GROUND FLOOR

FAMILY ROOM

18' 8" x 11' 2" (5.69m x 3.4m) Radiator, upvc double glazed windows to the side and rear elevations.

FIRST FLOOR LANDING

Sky light, radiator and staircase leading to the second floor.

BEDROOM TWO

14' x 11' 11" (4.27m x 3.63m) Radiator, upvc double glazed windows to the front and side elevations.

BEDROOM THREE

13' 11" x 12' (4.24m x 3.66m) Radiator, upvc double glazed windows to the front and side elevations.

BEDROOM FOUR

11' 11" x 9' 10" (3.63m x 3m) Radiator and upvc double glazed window to the rear elevation.

BATHROOM

Three piece suite comprising panelled bath with electric shower over, vanity wash hand basin and low level w/c. Radiator, tiled walls and upvc double glazed window to the front elevation.

UPPER FIRST FLOOR

MASTER BEDROOM

15' 11" x 14' (4.85m x 4.27m) Fitted wardrobe, radiator, upvc double glazed window to the side elevation and sliding patio doors leading to a balcony overlooking the rear garden.

ENSUITE

Four piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin and low level w/c. Radiator, tiled walls and upvc double glazed window to the side elevation.

DRESSING ROOM

11' 7" x 5' 5" (3.53m x 1.65m) Fitted wardrobes and upvc double glazed window to the side elevation.

EXTERIOR

Externally there is a driveway providing ample parking for several vehicles and an extensive rear garden, mainly laid to lawn.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon.

When ordering carpets or fitments you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements