Lindisfarne Lane | Morpeth | NE61 2UL

Asking Price £380,000

RMS | Rook Matthews Sayer

4 2 2

Spacious Family Home

Bright and Spacious Rooms

Four Bedrooms

Fully Enclosed Garden

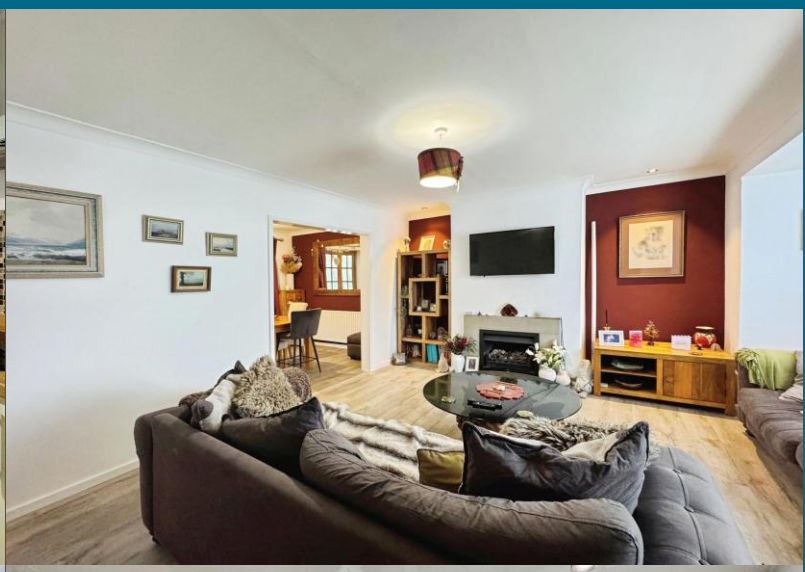
Sought-After Location

Substantial Driveway

Tastefully Decorated

Freehold

For any more information regarding the property please contact us today



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Nestled within a peaceful area of Morpeth sits this deceptively spacious four bedroomed family home on Lindisfarne Lane. This is an extremely sought-after location with families, not only due to being within walking distance to Stobhill County First School and Morpeth train station, but its proximity to Morpeth town Centre, where you will find an array of local bars, restaurants, weekly town markets and fabulous river walks. Internally the property offers a vast amount of space, with a low maintenance garden to the rear.

The property briefly comprises:- Entrance hallway, impressive bright and airy lounge that has been finished with hard wood flooring and modern décor. The lounge benefits from a large bay window that offers views over the front driveway. There is a separate dining area which is a great space for growing families with ample room for your dining table and chairs. This leads seamlessly into the generous sized conservatory, offering views over the rear garden which can be accessed via the double patio doors. The modern kitchen has been fitted with a range of wall and base units, offering an abundance of storage. Appliances include double electric oven and ceramic hob. You further benefit from separate utility room which has direct access into the converted garage, which is currently used as an office and benefits from a W.C.

To the upper floor of the accommodation, you have four good sized double bedrooms, all offering fantastic space and have been carpeted throughout. The master bedroom benefits from its own en-suite shower room. The modern family bathroom has been finished with a high standard and fitted with basin, W.C and bath with shower attachment.

Externally to the front of the property, you have a substantial driveway which can accommodate at least six cars. Whilst to the rear of the property, you have a fully enclosed low maintenance garden which has that all important Southernly aspect, has been fully paved and comes with your very own hot tub.

This property is sure to impress and we anticipate interest to be high, call now to arrange your viewing.

MEASUREMENTS
Lounge: 16’0 x 16’5 Max Points (4.88m x 5.00m Max Points)
Dining Room: 11’8 x 10’5 (3.59m x 3.18m)
Kitchen: 12’10 x 9’0 (3.91m x 2.74m)
Conservatory: 13’1 x 8’10 (3.99m x 2.69m)
Utility: 7’6 x 10’7 (2.29m x 3.23m)
W.C: 3’4 x 3’10 (1.03m x 0.94m)
Office: 19’1 x 7’0 Max Points (5.82m x 2.13m Max Points)
Bedroom One: 13’1 x 12’8 (3.99m x 3.86m)
Ensuite: 7’5 x 10’1 (2.26m x 3.07m)
Bedroom Two: 13’1 x 8’8 (3.99m x 2.64m)
Bedroom Three: 15’2 x 7’6 Max Points (4.62m x 2.29m Max Points)
Bedroom Four: 15’0 x 7’6 Max Points (4.57m x 2.29m Max Points)
Bathroom: 5’6 x 10’1 (1.68m x 3.07m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: C
Council Tax Band: D

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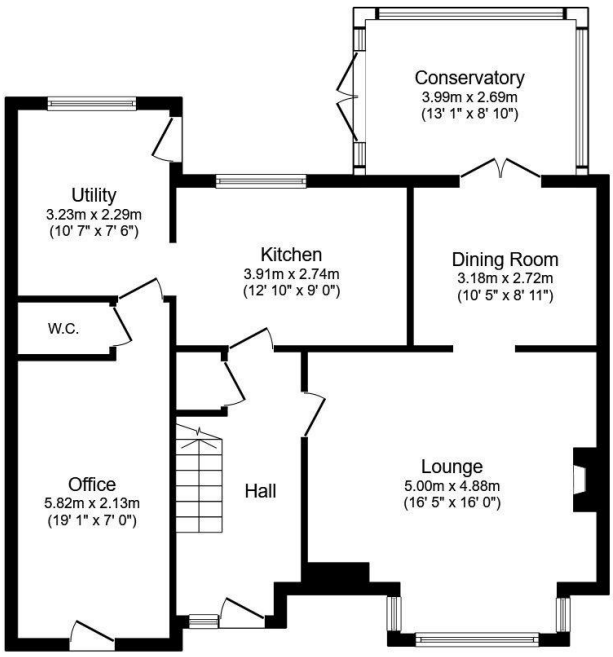
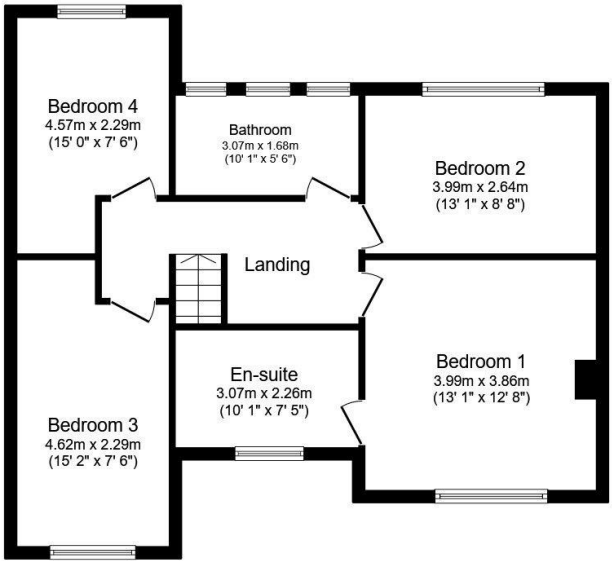


Ground Floor

Floor area 88.5 sq.m. (952 sq.ft.)

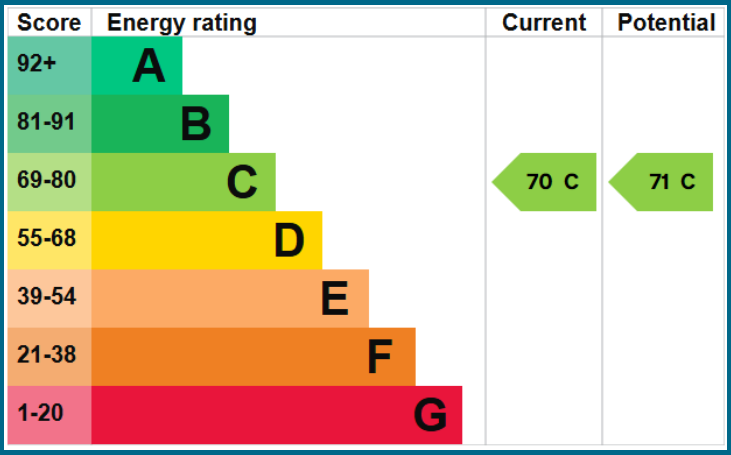


First Floor

Floor area 72.0 sq.m. (775 sq.ft.)

Total floor area: 160.4 sq.m. (1,727 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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.

The Property Ombudsman

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