



 **Jan Forster**

Dandelion Drive | Cramlington | Newcastle Upon Tyne | NE23 8GG

£1,125 Per Calendar Month



- Professional Landlord
- White Goods Included
- Pets Considered
- Call For More Information
- New Property
- Off Road Parking
- Long Term Tenancies Available
- Zero deposit option available





ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this 'Ellerton' style, located in the new development called West Meadows in Cramlington.

The ground floor comprises of an entrance hallway leading into the front reception room, which features generous windows that flood the room with natural light. There is a WC and storage cupboard located in a central lobby, which leads to a fully integrated kitchen dining area, with French doors that effortlessly connect the indoor and outdoor spaces.

The first floor houses an additional storage cupboard, 2 double bedrooms and 1 single bedroom which offer ample storage space. The master bedroom, which faces the front of the property, includes the luxury of an en-suite while a contemporary family bathroom completes the layout.

Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows is the perfect place for your family to call home.



Lomond, on behalf of Lloyds Living, part of Lloyds Banking Group, operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final design or finish of the property. For further information on layouts and specifications, please speak to your Lloyds Living representative.

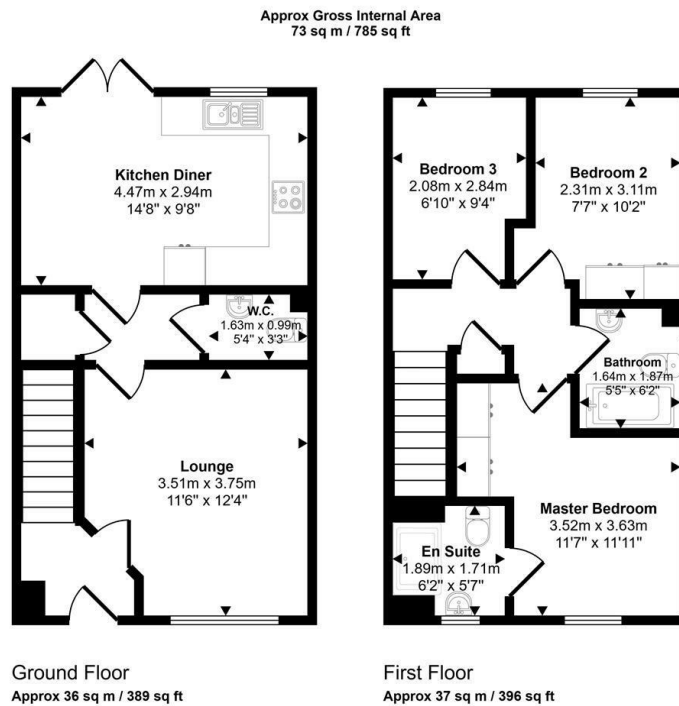
Lounge 11'5" x 12'7" (3.50 x 3.84)

Kitchen Dining Room 14'9" x 9'6" (4.50 x 2.92)

Bedroom One 9'9" x 9'1" (2.98 x 2.77)

Bedroom Two 7'8" x 10'2" (2.35 x 3.10)

Bedroom Three 6'9" x 9'3" (2.07 x 2.82)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

The difference between house and home

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