





- Professional Landlord
- White Goods Included
- Pets Considered
- Long Term Tenancies Available
- Available from the 22nd June
- Off Road Parking
- Call For More Information
- Zero Deposit Option Available





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

The ground floor consists of an entrance hall and a WC, a reception room at the front, flooded with natural light and staircase leading to the first floor. There's a fully integrated kitchen and dining area to the rear of the property featuring a storage cupboard and French doors that open up to the garden, creating a seamless connection between indoor and outdoor spaces, perfect for entertaining.

The first floor houses an additional storage cupboard, two double bedrooms and one single bedroom, the main bedroom including a luxury en-suite and the contemporary family bathroom completes the layout.

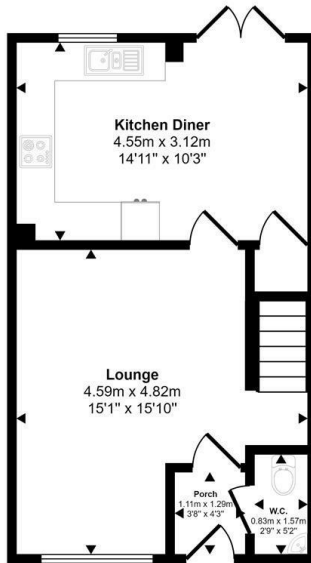
Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows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

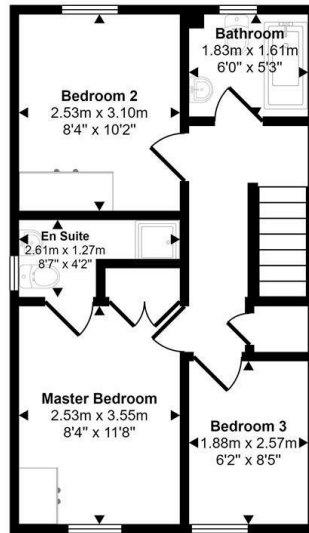
Property features and specifications may vary on a plot-by-plot basis. Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. Computer-generated images, floor plans, and photos (CGIs) are for illustrative purposes only and may not represent the final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



Approx Gross Internal Area
74 sq m / 795 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 37 sq m / 397 sq ft

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.

The difference between house and home

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	91
(81-91) B			
(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	



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