



Lindisfarne Lane | Morpeth | NE61 2UL

**Offers In The Region Of £410,000**

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4



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**Spacious Family Home**

**Four Bedrooms**

**Sought-After Location**

**Tastefully Decorated**

**Bright and Spacious Rooms**

**Fully Enclosed Garden**

**Substantial Driveway**

**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.

EPC Rating: C

Council Tax Band: D

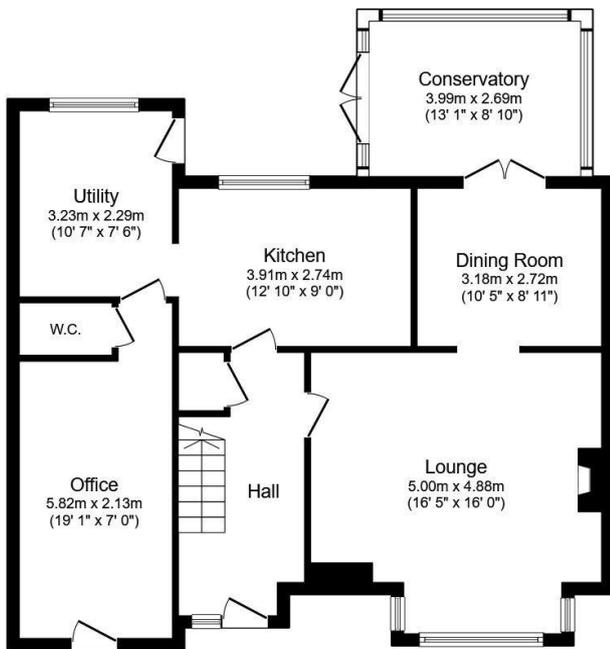
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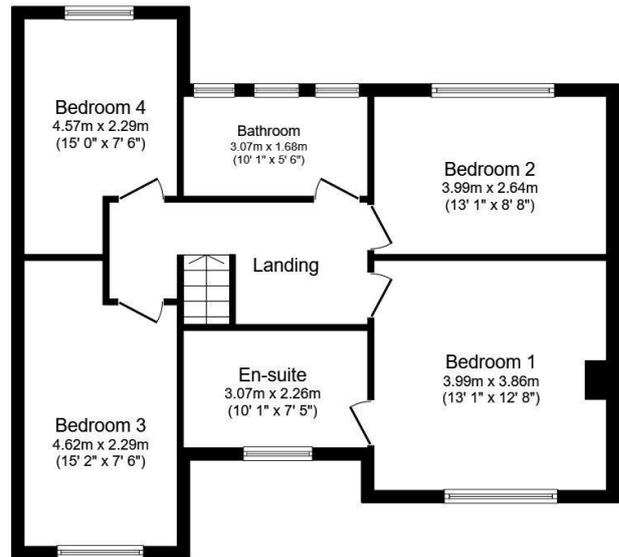
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### Ground Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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