



3 Millhouse Gardens

Lesbury



3 Millhouse Gardens, Lesbury, Alnwick, Northumberland, NE66 3QR

An attractive, three bedroom detached house, located in a quiet cul de sac off Lealands in Lesbury, one of only three houses built in the small cul de sac in the 1980's - excellent private gardens and a lovely east facing rear aspect overlooking the village Bowling Green, with a driveway and single integral garage- No Upward Chain.

The dormer style house, lived in by the current family since the 1990's, is ideally located in the village for easy access to the Community run village shop, 'The Coach Inn' public house, lovely river walks and the coast & Alnmouth Mainline railway station. The property, requiring some modernisation, benefits from timber double glazed windows, and gas central heating with potential to convert the garage into additional living space (subject to normal building/planning regulations & consents).

Ground floor - Hallway with a staircase to the first floor - doors lead to the sitting room, kitchen and garage | Lovely size sitting/dining room with sliding patio doors opening to the rear garden, a bay window to the front, and French doors opening to the Conservatory at the side - gas living flame fire | Conservatory, fitted by local company 'Kitson Windows', with uPVC double glazing and a polycarbonate roof, a door opens to the rear garden | Kitchen fitted with a range of lime washed cabinets, with a stainless steel sink, double oven and integrated fridge.





First floor - First floor landing with access to the loft | Double bedroom one has dual aspect dormer windows to the front & rear, with views over the garden to the Bowling Green and fitted bedroom furniture | Double bedroom two, with a dormer window to the front and built in storage over the stairs | Bedroom three has a dormer window overlooking the rear garden and a single built in wardrobe | Shower room, refurbished around 3 -4 years ago, with a walk in shower, wall mounted wash hand basin and WC - Velux window to the roof and window to the side.

Externally - The house has a driveway to the front, leading to the single integral garage | Single garage with an electric door, power & lighting, Worcester gas boiler to the wall (approx 3-4 years old) - utility area and WC to the rear of the garage with plumbing for a washing machine, space for a freezer, and a window & door to the rear garden | Ground floor WC | The lovely rear east facing garden is lawned with mature trees and hedges to the boundary - a gate gives access to the side.

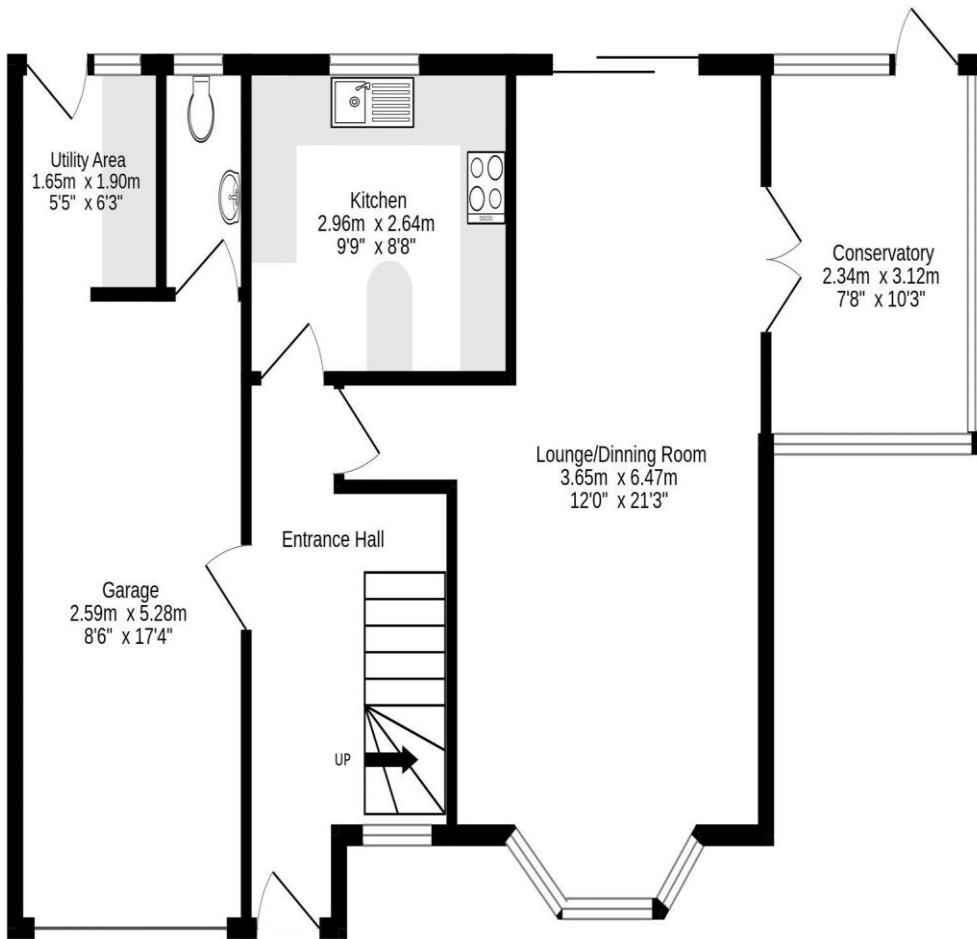
Lesbury village is located just inland from the stunning coastal village of Alnmouth, with its beautiful beaches and Estuary, and a wide range of cafes, pubs and restaurants. Lesbury village has a thriving community with local amenities that include; a Community-run village shop, "The Coach Inn" pub, historic Church, Bowling green, Hipsburn First school and an active village hall. There is easy access to the beautiful Northumberland coastline, a number of Links Golf Courses, and the market town of Alnwick, where there are a wide range of amenities as well as schooling for all ages. Alnmouth mainline Railway Station, is within walking distance with direct regular services to Newcastle Central, London Kings Cross and Edinburgh Waverley stations.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: D

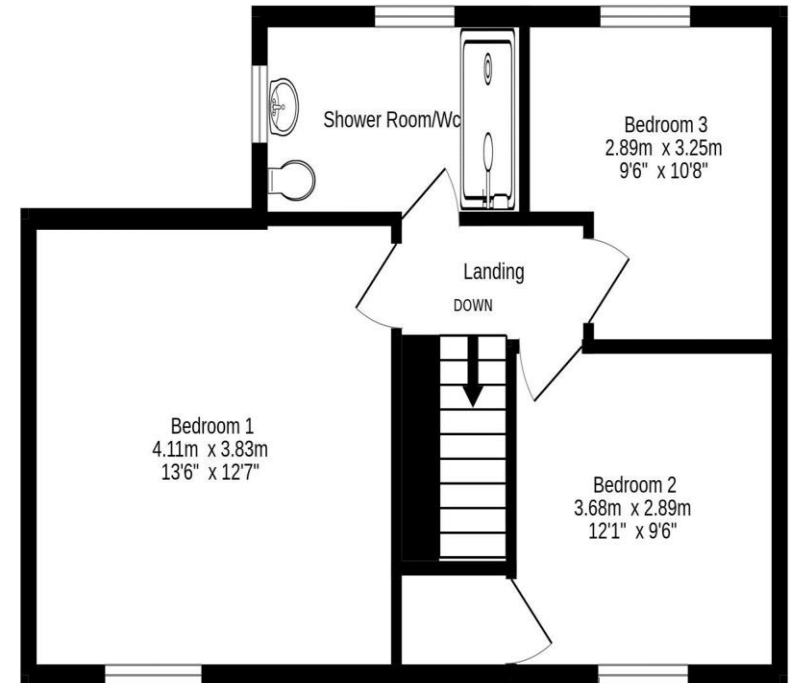
Guide Price £395,000



Ground Floor
64.7 sq.m. (697 sq.ft.) approx.



1st Floor
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1135 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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