



2 Kiln Lonnen

Shilbottle



2 Kiln Lonnen, Shilbottle, Northumberland, NE66 2UR

A well maintained, three bedroom semi-detached house towards the edge of Shilbottle with open easterly views to the front over the playing field towards the coast in the distance - driveway parking and front and rear west facing garden - No Upward Chain

The house benefits from gas central heating and uPVC double glazing, with recent electrics works - a great location in the village, only minutes walk from Shilbottle Primary School, Shilbottle Community Hall and two mini supermarkets, with 'Village Farm' Gym & Spa & The Farriers pub a little further into the village.

Ground floor - Entrance hallway with a staircase to the first floor and under stair storage | Sitting room with dual aspect windows to the front and rear, and central fireplace | Kitchen fitted with a range of cabinets, with floor level fan heating, an integrated oven, hob and wine fridge, with space for a fridge/freezer and plumbing for a washing machine - there is a large window to the side, and a door opening to the rear garden | First floor - First floor landing with access to a part boarded loft, with views towards the coast in the distance | Two double bedrooms overlooking the rear garden | Single bedroom three with views to the front to the coast | Bathroom with a bath with electric shower over, wash hand basin in a vanity cabinet & WC.





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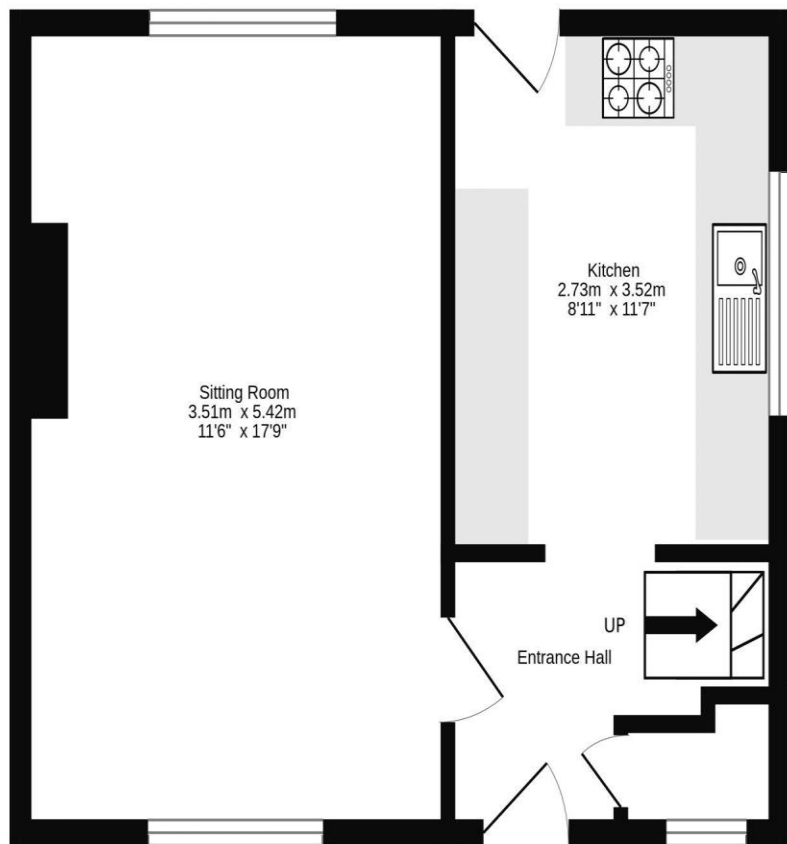
Externally - The front garden is lawned with a driveway for one car | Rear west facing garden, lawned with a hedge and fence to the boundary, and hardstand area suitable for a shed or greenhouse.

Shilbottle village is located approx. 3.7 miles from Alnwick and 4.3 miles from Alnmouth and the coast, and offers a range of local amenities including the 'Village Farm' Spa & Health club, village Pub, local shop/mini supermarket, historic Church, and village First School. There is excellent access to the A1 trunk road for commuting north to Berwick, and south to Morpeth and Newcastle upon Tyne, and good public transport links into Alnwick, as well as Alnmouth main line railway station located close by, for regular direct services to Edinburgh, Newcastle and London Kings Cross.

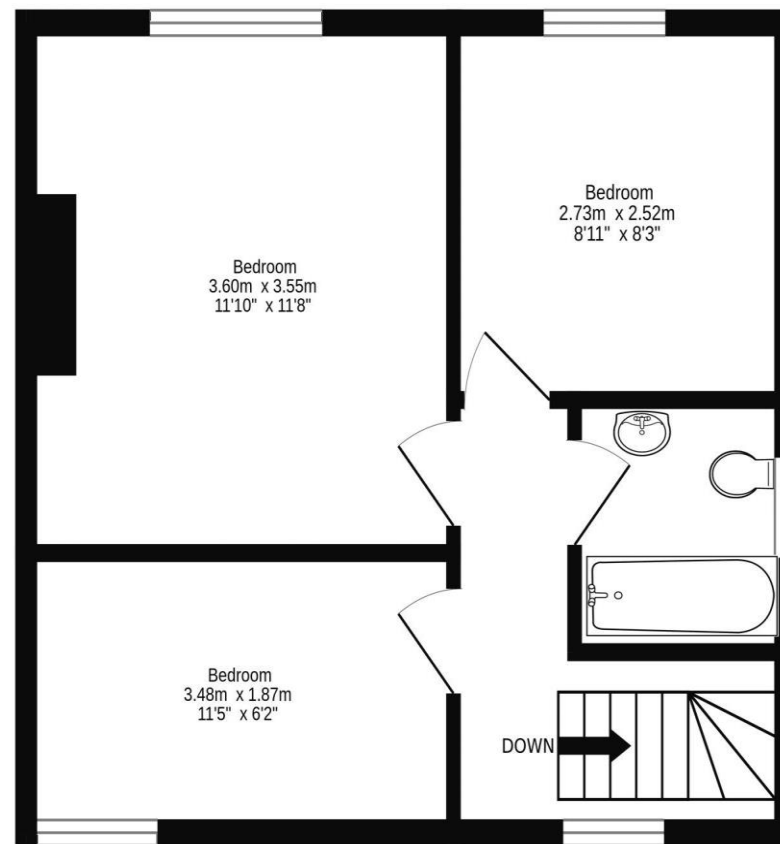
Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band A | EPC: C

Guide Price £165,000

Ground Floor
33.4 sq.m. (360 sq.ft.) approx.



1st Floor
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 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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