





- Professional Landlord
- White Goods Included
- Pets Considered
- Long Term Tenancies Available
- New Property
- Two Allocated Parking Bays
- Call For More Information
- Zero Deposit Option Available





* SECOND MONTH RENT FREE *

ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this brand new 'Kingsville', located in the new development in Meadow Hill, in Throckley.

Presenting a contemporary three-storey residence, this property provides a versatile layout of 3-4 bedrooms, with the fourth room adaptable as a study or bedroom.

The fully integrated kitchen seamlessly connects with the family and dining areas, creating an ideal space for entertaining, with French doors leading from the family area to the rear garden. Ascending to the first floor, you'll find bedroom one with an ensuite, alongside a family lounge illuminated by a large window. The second floor encompasses two additional bedrooms and a family bathroom.

Meadow Hill lies at the centre of Throckley in Northumberland. Located just 7 miles west of Newcastle city centre, it's the ideal base yet is still within easy reach of the city's shops, bars, restaurants, theatres and museums. Just a short drive to Ponteland (4.2 miles) or Jesmond (8.1 miles) open a further choice of green spaces, riverside walkways, boutiques, cafes and restaurants.

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.

Approximate Area = 1069 sq ft / 99.3 sq m
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Total = 1092 sq ft / 101.4 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lomond Property (Lettings). REF: 1344661

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

The difference between house and home

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