



32 Lealands

Lesbury



32 Lealands, Lesbury, Alnwick, Northumberland, NE66 3QN

An immaculately presented & extended four bedroom detached house, occupying a lovely corner plot of circa 0.2 acres in the centre of Lesbury village, overlooking the village garden seating area - the superb family home has a fabulous south facing & landscaped rear garden, generous new resin driveway, and a garage. Viewing essential.

The impressive family home has been fully refurbished throughout, with a lovely Garden room extension (2021) and utility room (2025) added - further works include; a lovely new fitted kitchen with a range of cabinets, quality 'Everhot' range cooker, a new solid oak staircase, new oak internal doors, a wood burning stove and chimney breast created within the sitting room. Externally, there is a new Resin driveway (2024), lovely landscaped gardens with lawns and terraces, mature planting to the borders, orchard, vegetable beds, timber shed and a Greenhouse.

Ground floor - Reception hallway with an oak staircase and under stairs storage | Cloakroom/WC | Study/home office with a bay window to the front | Lovely sitting room with a cast iron wood burning stove, French doors to the garden and terrace | Fabulous versatile Garden room, with excellent natural light from the sliding patio doors and Velux windows to the roof | Magnificent family kitchen/dining room with French doors opening to the garden and doors connecting to the sitting room - the attractive kitchen is fitted with a range of cabinets with sile stone quartz worktops, a breakfast bar, built in larder storage cabinet and an 'Everhot' electric range cooker, with space for a fridge/freezer and dishwasher | Newly created utility room with fitted cabinets, and plumbing for a washing machine | Rear lobby/store with a door to the rear garden.





First floor - First floor landing | Excellent master bedroom with a range of fitted wardrobes to one wall, dressing table, and bedside cabinets | Well appointed ensuite with walk in shower, WC and new wash hand basin | Double bedroom two overlooking the front garden | Double bedroom three with fitted wardrobes and a window overlooking the rear garden | Bedroom four overlooking the rear garden | Family shower room with a walk in shower, wash hand basin in a vanity unit, bidet and WC.

Externally - The beautiful and well maintained south facing rear garden, is lawned with well stocked planted borders, and extensive stone terrace and a stone wall to the boundary | The garden design incorporates vegetable beds, soft fruit bushes, a timber shed and large Greenhouse | To the front of the house is an orchard, and a wide resin driveway, leading to a garage | The garage has been divided into two separate storage areas with a stud wall (which is removeable to allow space for a small car) - creating useful store areas, currently housing a fridge and vented for a tumble dryer.

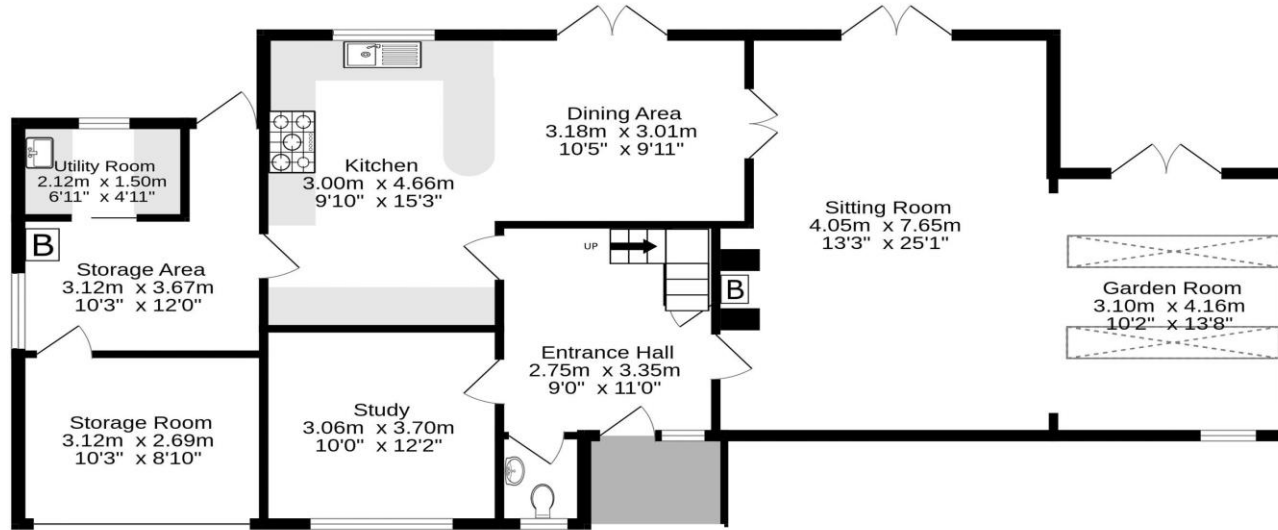
Lesbury village is located just inland from the stunning coastal village of Alnmouth, with its beautiful beaches and Estuary, and a wide range of cafes, pubs and restaurants. Lesbury village has a thriving community with local amenities that include; a Community-run village shop, "The Coach Inn" pub, 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 E | EPC: C

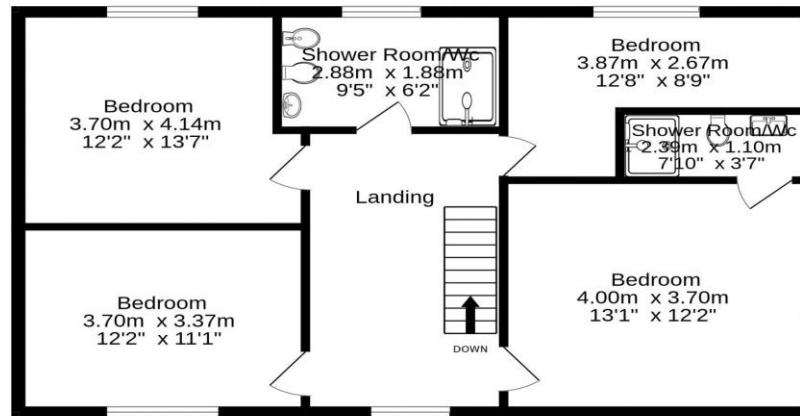
Guide Price £625,000



Ground Floor
101.7 sq.m. (1095 sq.ft.) approx.



1st Floor
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 165.6 sq.m. (1782 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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