



Croftlands

Lesbury

- Three bedroom detached bungalow
- Three reception rooms and Conservatory
- Extensive gardens
- Corner plot
- No chain



Offers in Excess of : £475,000

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1 Croftlands

Lesbury

Alnwick

Northumberland NE66 3QW

Occupying a generous corner plot within a small cul-de-sac in Lesbury, this sizeable bungalow offers a fantastic opportunity for a buyer to update a property to their own specification and create a stunning residence in a highly desirable area, with wrap around lawn gardens to the front, and a private enclosed garden to the rear.

The internal accommodation works well with its existing layout, with the bedrooms off in their own 'wing' at one side of the property, and the living and kitchen space at the other. Floor to ceiling picture windows feature in many rooms and create a feeling of light and airy space. The reception hall is an additional space to the lounge and dining room and provides a welcoming area that is suitable as an extra reception room, home office, or a large central hall. All three bedrooms in the bungalow can accommodate double beds, and as well as a main bathroom, there's a separate guest Cloaks/W.C. The garage at the far side of the property has internal door access through to the useful utility room that is adjacent to the kitchen. It is a super property for storage space as there are two storage areas at the side of the garage, cupboards off the hall, and bedrooms with fitted wardrobes.

There is no upper chain, so the property is available with vacant possession and perfect for a buyer looking for a speedy transaction.

ENTRANCE VESTIBULE

Composite entrance door and window | Wood floor | Covling to ceiling
| Door to reception hall

RECEPTION HALL 15'5 x 10'2 (4.70m x 3.10m)

Door to entrance vestibule | Double glazed window to conservatory |
Doors to bedroom hall, kitchen and lounge | Radiator

LIVING ROOM 15'10 x 17'8 (4.83m x 5.38m)

Double glazed bay window to side | Double glazed picture window to
side | Fireplace with marble inset and hearth | Radiators | Covling to
ceiling | Arch to dining room

DINING ROOM 11'5 x 9'0 (3.48m x 2.74m)

Double glazed picture window to side | Covling to ceiling | Radiator

KITCHEN 12'4 x 11'5 (3.76m x 3.48m)

Wall and base units | Stainless steel sink | Electric hob | Extractor
hood | Double electric oven | Space for dishwasher | Part tiled walls
| Radiator

UTILITY 15'10 x 6'6 (4.83m x 1.98m)

Double glazed window to side | Sink unit | Plumbing for washing
machine | Space for fridge/freezer | Wall units



CONSERVATORY 12'3 x 10'8 (3.73m x 3.25m)

Double glazed French doors and windows | Power and lights

BEDROOM HALL

Radiator | Double cupboard housing the hot water tank

BEDROOM ONE 15'3 max x 10'0 (4.65m max x 3.05m)

Picture window | Coving to ceiling | Radiator

BEDROOM TWO 13'2 plus wardrobe x 10'2 (4.01m plus wardrobe x 3.10m)

Picture window | Fitted wardrobes | Coving to ceiling | Radiator

BEDROOM THREE 14'8 x 10'2 (4.47m x 3.10m)

Double glazed picture window to front | Fitted wardrobes | Coving to ceiling | Radiator

STORE 10'2 x 3'6 (3.10m x 1.06m)

Double glazed window to front | Loft access | Coving to ceiling

BATHROOM

Double glazed frosted window to rear | Bath with mains shower over | Pedestal wash hand basin | Low level W.C. | Heated towel rail | Radiator | Part tiled walls | Extractor fan

W.C.

Double glazed frosted window to rear | Close coupled W.C. | Pedestal wash hand basin | Part tiled walls | Heated towel rail radiator

GARAGE 18'5 x 10'0 (5.61m x 3.05m)

Electric up and over door | Oil boiler | Oil tank storage | Doors to utility and rear | Light and power | Overhead storage | Open to two store rooms

EXTERNALLY

Driveway to garage | Lawned gardens surround the property | Mature shrubs and bushes

SERVICES

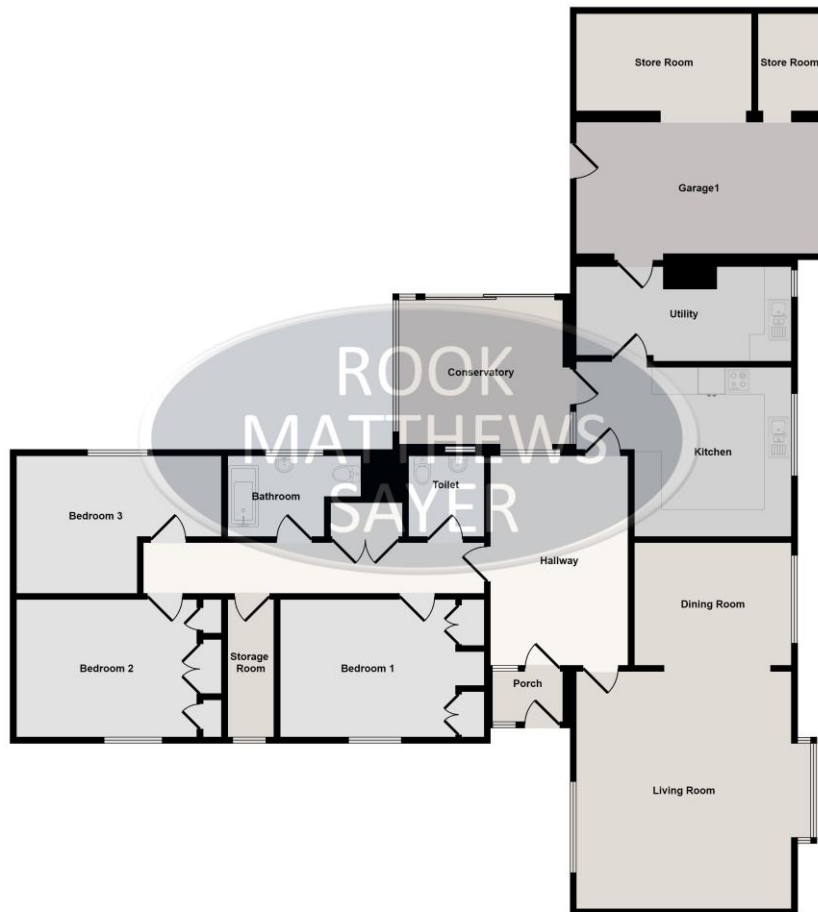
Mains electricity, water and drainage. Oil central heating

TENURE – FREEHOLD | EPC RATING E | COUNCIL TAX BAND F

AL008521/DM/RJ/19.09.2023/V1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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