



Lovaine Place North Shields

Steeped in history and built circa 1872, this stunning Victorian, three story family home will enamour you from stepping inside the impressive hallway. Sympathetically updated, always mindful of the era of its origin, you will absolutely love every nook and cranny, quirk and charming feature. With an entrance vestibule and hallway boasting original features and a turned staircase, still displaying a historic carving to the newel post, downstairs cloaks/wc., then through to the front lounge, which is oozing light through the beautiful bay window, with window seat and sash windows, feature fireplace with cast iron fire and tiled inset, the lounge then flows through to the rear sitting room which also displays a central focal point cast iron fireplace and door into the Victorian style, re-fitted kitchen with central island and Range cooker, (negotiable). The grand first floor landing turns up to the second floor and off to the half floor landing which showcases a marvellous 10'2 x 8'3, re-fitted family bathroom with walk in shower cubicle and slipper bath with claw feet, Victorian style washbasin and w.c. with high cistern, absolutely gorgeous! There are three double bedrooms to the first floor, one with period fireplace. Up to the second floor presenting you with two further double bedrooms, the principal bedroom with measurements of 19'3 x 14'6 and original fireplace. There is a pleasant, enclosed front garden area and patio garden to the rear of the property, on-street permit parking for residents with zero cost. Located close to local schools, Metro and amenities and with frequent, close-by bus routes, perfect for commuting.

£295,000

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Composite door with individually designed stained leaded light panes to:

ENTRANCE VESTIBULE: half height panelling, cornice to ceiling, ceiling rose, half glazed, original door to:

ENTRANCE HALLWAY: an impressive hallway with turned, original staircase to the first floor, the newel post still displaying a historic carving, tile effect flooring, cornice to ceiling with corbels, dado rail, door to lounge, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, (macerator operated)

LOUNGE: (front): 20'5 x 15'0, (6.22m x 4.57m), fabulous front lounge with measurements into alcoves and feature double glazed sash windows, window seat with storage, wood effect flooring, feature fireplace with cast iron fire and tiled inset, original cornice to ceiling, picture rail, radiator, built in storage and shelving, open through to:

DINING ROOM: (rear): 15'1 x 12'5, (4.59m x 3.78m), measurements into alcoves, cast iron fireplace, picture rail, radiator, door to:

BREAKFASTING KITCHEN: 13'1 x 10'8, (3.99m x 3.25m), stunning, Victorian style, re-fitted kitchen, incorporating a range of, base, wall and drawer units, contrasting worktops, Belfast sink with hot and cold mixer taps, range cooker, (negotiable), cooker hood, integrated fridge and freezer, tile effect flooring, large pantry cupboard, double glazed Georgian Bar, cottage style, window, spotlights to ceiling, combination boiler, three quarter height tiling, door to downstairs cloaks/wc, door to rear yard



HALF LANDING AREA: door into bathroom, stairs up to first floor landing area

FAMILY BATHROOM: (rear): 10'2 x 8'3, (3.10m x 2.52m), gorgeous, Victorian style, re-fitted bathroom, comprising of, walk in shower cubicle, chrome shower with additional forest waterfall spray, slipper bath with hot and cold mixer taps and shower spray, large, Victorian style washbasin with chrome legs, w.c. with high cistern, chain and pull, brick effect tiling, spotlights to ceiling, extractor, double glazed sash window, Victorian style radiator

FIRST FLOOR LANDING AREA: turned staircase up to the second floor, dado rail, door to:

BEDROOM TWO: (front): 17'3 x 12'5, (5.26m x 3.78m), with measurements into double glazed sash bay window and alcoves, radiator, cornice to ceiling

BEDROOM THREE: (rear): 15'2 x 11'9, (4.62m x 3.61m), cast iron fireplace, double glazed sash window, radiator

BEDROOM FIVE: (front): 13'2 x 6'2, (4.01m x 1.88m), radiator, double glazed sash window

SECOND FLOOR LANDING AREA: Velux window

BEDROOM ONE: (front): 19'3 x 14'6, (5.87m x 4.42m), restricted headroom, original fireplace, Velux window, radiator

BEDROOM FOUR: (rear): 11'2 x 9'6, (3.40m x 2.90m), Velux window, radiator

EXTERNALLY: Enclosed front garden area with lawn and borders, privacy hedging, wall and gated access. Private rear yard with gated access to the lane. Permit parking on-street

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS/GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET/PARKING PERMIT-NO CHARGE

MINING

The property is "known/not known" to be on a coalfield and "known/not known" to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

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