



## Linacre Close Kingston Park

An outstanding four bedroom detached house occupying a prime corner plot position within this residential cul-de-sac in Tudor Grange. The property has been remodelled and substantially extended boasting approximately 1500 sq ft floor area and is ideally suited for a growing family. Key features include two reception rooms and four double bedrooms 3 of which have modern fitted wardrobes. There is a quality fitted breakfasting kitchen fitted with a range of white high gloss wall and base units incorporating integrated NEFF appliances and a family bathroom with Jacuzzi style bath. Externally to the rear is a lovely landscaped garden whilst to the front are two driveways together with an attached 24ft garage with electronically operated up and over door. Additional features include gas fired central heating and UPVC double glazing. The property is well positioned for access to local shops, amenities, bus, and metro links as well as the A1 motorway.

Briefly comprising entrance hallway with access to the family room which could easily be used as an office. There is a front facing sitting room/dining room. This leads to a quality fitted 18ft breakfasting kitchen with high gloss units and NEFF appliances. To the first floor are four double bedrooms three of which have fitted wardrobes. There is also a family bathroom with Jacuzzi style bath. There is a lovely landscaped garden to the rear with patio area and storage shed together with twin driveways to the front. There is also a large 24ft by 12ft attached garage with electronically operated up and over door.

## Offers Over: £340,000

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# Linacre Close

Kingston Park, NE3

## ENTRANCE DOOR LEADS TO:

### ENTRANCE HALL

UPVC entrance door, double glazed window, staircase to first floor with spindle banister, understairs cupboard, and a radiator.



### SITTING/DINING ROOM 15'8 narrowing to 10'8 x 11'4 narrowing to 8'9 (4.78-3.25 x 3.45-2.67m)

Double glazed window to front and rear, coving to ceiling, two radiators.

### FAMILY ROOM 15'8 x 9'0 (4.78 x 2.74m)

Double glazed window to front, coving to ceiling, double radiator.



### BREAKFAST KITCHEN 18'8 x 10'9 (5.69 x 3.28m)

Fitted with a range of high gloss wall and base units, 1 1/2 bowl sink unit, built in electric NEFF oven, built in gas hob, space for automatic washer, space for tumble dryer (with vent outlet, space for automatic dishwasher, NEFF microwave, integrated fridge and freezer, tiled floor, radiator, double glazed window to rear, double glazed door to rear.

### FIRST FLOOR LANDING

Coving to ceiling, airing cupboard housing hot water cylinder.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### MASTER BEDROOM 12'10 x 9'4 (to wardrobes) (3.91 x 2.84m)

Double glazed window to front, fitted wardrobes, matching fitted dressing unit, coving to ceiling, radiator.



**BEDROOM TWO 16'0 (max) x 9'11 (max) (4.88 x 3.02m)**

Double glazed window to front, fitted workstation, matching fitted wardrobes, cupboard over, coving to ceiling.



**BEDROOM THREE 12'8 x 8'11 (3.86 x 2.64m)**

Double glazed window to rear, fitted wardrobes.



**BEDROOM FOUR 11'7 x 8'7 (3.53 x 2.62m)**

Double glazed window to rear, access to roof space, coving to ceiling, radiator.

**FAMILY BATHROOM**

Three piece suite comprising a jacuzzi style bath with shower over, wash hand basin with set in vanity unit, tiled walls, heated towel rail, low level WC, extractor fan, double glazed frosted window to rear.

**FRONT GARDEN**

Laid mainly to lawn, twin block paved driveway.

**REAR GARDEN**

Laid mainly to lawn, patio, fenced boundaries, garden shed, gated access.



**GARAGE 24'1 x 12'1 (7.34 x 3.68m)**

Attached, electronically operated up and over doors, light and power points, accessible loft storage space above garage.

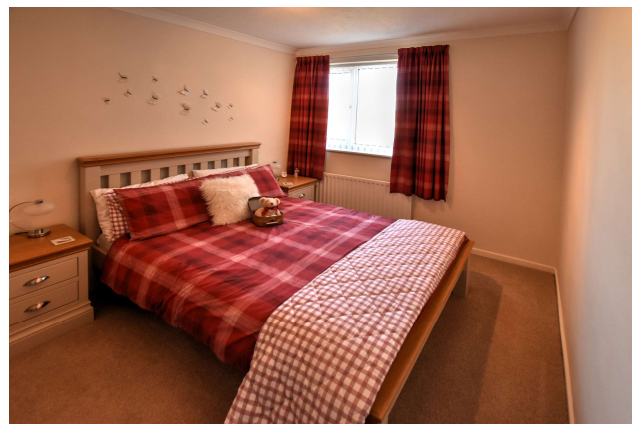
**TENURE**

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: D**

**EPC Rating: C**

GS14299/DJ/PC/09.03.23/V.3







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