



## South Lea Horsley

This immaculately presented property benefits from a sought-after location in the village of Horsley. The front door opens to an entrance hall with access to the ground floor WC and a useful utility room. The modern kitchen has been recently refurbished to the highest standard. The house boasts two inviting reception rooms. The first reception room boasts large windows offering garden views, a cozy fireplace, and ample natural light. The second reception room provides access to a lovely garden, ideal for entertaining guests or just relaxing outdoors. Upstairs, you will find three generous bedrooms all benefiting from natural light flooding through the windows. The bathroom has been newly refurbished and features a heated towel rail for added comfort. Externally, there is a well-proportioned mature garden with a sunny aspect. Situated in a peaceful location with amenities close by such as a nearby cafe and pub this property offers easy access to the A69 and a children's play park for little ones to enjoy. The double driveway provides convenient parking spaces Don't miss the opportunity to make this charming property your new home.

### Asking Price: £310,000

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# South Lea Horsley

## Entrance Hall

A double-glazed door to the Front, carpeted flooring and storage cupboard.

## Ground Floor WC

A stylish modern room with WC, heated towel rail, sink inset to storage, Karndean flooring, part tiled walls, spotlight and double-glazed window to the front. 2'8 x 5'4

## Utility Room 7'3 x 8'9 (2.20m x 2.66m)

A useful room with double glazed window and door to the side, fitted storage cupboards with work surfaces above, part tiled walls, boiler, spaces for appliances, vinyl flooring, radiator and loft access.

## Kitchen 6'8 x 15'02 (2.03m x 4.62m)

A magnificent fitted kitchen with under unit lighting, contrasting work surfaces, sink unit inset, part tiled walls, an electric hob with cooker hood above, electric oven, space for a dishwasher, storage cupboard, two double glazed windows to the front, vinyl flooring and a radiator.

## Dining Room 9'10 x 11'9 max into recess (2.99m x 3.58m)

The dining room has beautiful views of the garden and Tyne valley beyond through double glazed doors that lead out to the patio. There is fitted shelving, carpeted flooring and a radiator.

## Hallway 6'9 x 4'6 (2.05m x 1.37m)

This hallway has a double-glazed door to the rear, carpeted flooring and a radiator.

## Living Room 11'11 max into recess x 17'1 max into recess (3.63m x 5.20m)

A beautiful room with feature fireplace and open fire, double glazed windows to the front and rear creating a dual aspect, storage cupboard, carpeted flooring and two radiators.

## Landing

A carpeted landing with double glazed window to the front, loft access and storage.



**Principal Bedroom 11'5 max x 15'2 max into recess (3.47m x 4.62m)**

A well-proportioned bedroom with fabulous Tyne valley views, carpeted flooring, radiator and double-glazed window to the rear.

**Bathroom**

An immaculately presented bathroom with bath tub and shower over, WC, wash hand basin inset to storage, Karndeans flooring, tiled walls, heated towel rail, spotlights, an extractor and double-glazed window to the front.

**Bedroom Two 12 max into recess x 9'3 (3.65m x 2.81m)**

This lovely room has a double-glazed window to the rear, carpeted flooring and a radiator

**Bedroom Three 7'7 x 8'8 (2.31m x 2.64m)**

This beautiful bedroom has a double-glazed window to the front, carpeted flooring and a radiator.

**Gardens**

To the front is a lovely garden laid to lawn, walled boundary, shrubs and trees. There is a substantial block paved driveway, with gated access to the rear of property with storage sheds.

To the rear is a magnificent garden with exceptional views, a generous lawn, hedge boundaries and a lovely patio to enjoy the sunny aspect.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Double driveway

**MINING**

The property is not known to be on a coalfield and not know 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

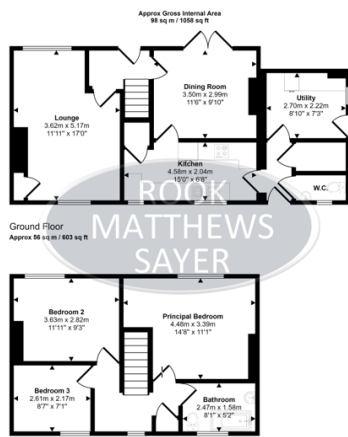
**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

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Approx Gross Internal Area  
98 sq m / 1058 sq ft

Ground Floor  
Approx 58 sq m / 623 sq ft

First Floor  
Approx 42 sq m / 454 sq ft

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. Scores of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Braggy 300.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	30 F	
1-20	G		



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