



## Robin Lane

### Pegswood

- Immaculate Detached Home
- Three Bedrooms
- Modern Décor
- Fully Enclosed Rear Garden
- Private Driveway and Garage
- Freehold

**OIRO £225,000**

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# Robin Lane Pegswood

Immaculately presented three bedroomed detached home on the ever-desirable Robin Lane, Pegswood. The property itself sits within a small cluster of new homes, offering its new owners peaceful living. With modern décor throughout and a tremendous view over the fields, we anticipate interest will be high. The village of Pegswood benefits from a good choice of amenities on your doorstep such as a doctor's surgery, pharmacy and local Co-op, whilst you are only a two-mile drive away from the busy and historic market town of Morpeth.

The property briefly comprises:- Entrance hallway, downstairs W.C., a generous lounge with floods of natural light finished with wood flooring and white crisp walls. This leads seamlessly through to the kitchen/diner which is a great space for families with plenty of room for your dining table and chairs. The modern kitchen has been fitted with a range of wall and base units, offering plenty of storage and views over the rear garden, which can be accessed via the double patio doors. Appliances include a gas hob and electric oven.

To the upper floor of the accommodation, you have three good sized rooms, two doubles and one single. The second bedroom is currently being used as an office. All bedrooms have been carpeted throughout. The family bathroom has been fitted with W.C, hand basin and bath tub.

Externally you have a small grassed garden to the front, with a private driveway to accommodate at least two cars and a single garage, plus additional on street parking available. The garage can also be accessed from the rear garden. To the rear, you have a fully enclosed garden which has been laid to lawn with patio area and decking making it ideal for those who enjoy outdoor entertaining. The garden further benefits from magnificent views of the fields.

Guaranteed to impress! A must view to appreciate the home on offer.

Lounge: 14'6 x 14'6 (4.42m x 4.42m)  
 Kitchen: 14'6 x 5'6 (4.42m x 1.68m)  
 W.C: 5'7 X 3'0 (1.70m x 0.91m)  
 Bedroom One: 11'2 x 8'2 (3.40m x 2.48m)  
 Bedroom Two: 12'10 x 8'2 (3.91m x 2.48m)  
 Bedroom Three: 8'1 x 6'1 (2.46m x 1.85m)  
 Bathroom: 6'1 x 6'0 (1.85m x 1.83m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Private Driveway and Garage

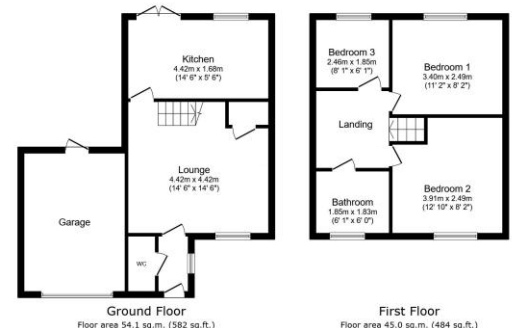
## TENURE

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

EPC Rating: B

Council Tax Band: C

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Total floor area: 99.1 sq.m. (1,066 sq.ft.)  
 This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own responsibility. (Revised by new PropertyPad.co.uk)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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