



Lacey Gardens | Cramlington | NE23 1AW

Offers In Excess Of £345,000

This spacious five bedroom home will appeal to most growing families, located in the popular St Nicholas manor estate in Cramlington with excellent transport links and access to manor walks shopping centre, it's a blank canvas for anyone to make this house there home so a must view. The property offers lounge, kitchen/diner utility room and downstairs cloaks. The first floor has four double bedrooms and a smaller bedroom which would make ideal nursery or study. Externally driveway to the front and the rear has garden mostly laid to lawn. We would advise viewing to see what this home has to offer.

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Detached House

Sought After Location

Kitchen/ Diner

Excellent Amenities Close By

Four Double Bedrooms

Freehold

Driveway Leading To Garage

EPC: C/ Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Gas
- Broadband: Fibre to cabinet
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

EPC RATING: C

BD008840SB/SJ13.03.2026.v.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard.

Downstairs Wc 3.07ft x 5.45 (0.93m x 1.66m)

Low level, pedestal wash hand basin, double glazed window, single radiator.

Lounge 13.50ft x 9.86ft (4.11m x 3.00m)

Double glazed window to front, single radiator, television point.

Kitchen/ Dining Room 21.07ft x 9.86ft (6.42m x 3.00m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, upstands, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge, plumbed for dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

Utility Room 6.45ft x 5.33ft (1.96m x 1.62m)

Double glazed window, fitted with wall and base units, plumbed for washing machine, single radiator, laminate flooring, wall boiler, double glazed door to rear.

Bedroom One 13.45ft x 10.59ft (4.09m x 3.22m)

Double glazed window to front, single radiator.

En-Suite 7.56ft x 4.34ft (2.30m x 1.32m)

Double glazed window to front and rear, low level wc, pedestal wash hand basin, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, laminate flooring,

Bedroom Two 11.37ft x 10.64ft (3.46m x 3.24m)

Double glazed window to front, double radiator, built in cupboard, television point.

Bedroom Three 11.92ft x 10.02ft (3.63m x 3.05m)

Double glazed window to rear, single radiator.

Bedroom Four 10.21ft x 9.06ft (3.11m x 2.76m)

Double glazed window to rear, single radiator, fitted wardrobes.

Bedroom Five 7.10ft x 6.97ft (2.16m x 2.12m)

Double glazed window to rear, single radiator.

Bathroom 5.50ft x 9.12ft (1.67m x 2.77m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, double radiator, part tiling to walls, extractor fan.

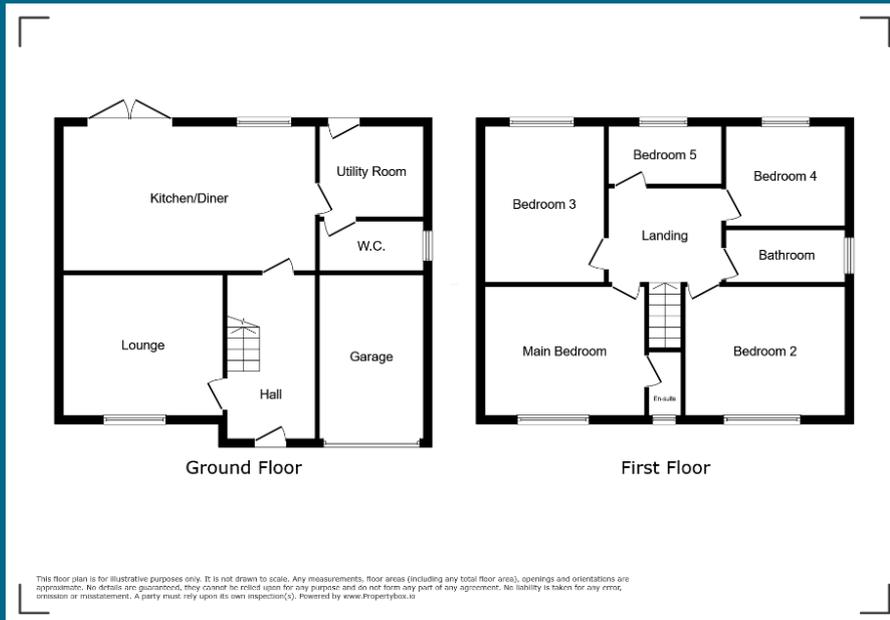
External

Front Garden laid mainly to lawn, driveway leading to garage.

Rear Garden laid mainly to lawn, patio area.

Garage

Attached single garage, up and over door, power and lighting.



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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