



Lesbury Road | Alnwick | NE66 3NB

**£345,000**

Stylish and spacious three-bedroom semi-detached home near Alnmouth, offering countryside views, excellent transport links, and versatile living space including a conservatory. Featuring a modern kitchen, utility room, fitted wardrobes, and a luxury bathroom, plus garage, driveway, and a generous garden with patio and decking—ideal for family living or a coastal escape.

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## SEMI-DETACHED HOUSE

### THREE BEDROOMS

### OPEN VIEWS ACROSS FIELDS AT THE REAR

### LIVING ROOM & DINING ROOM

## KITCHEN & UTILITY

### GARAGE & DRIVEWAY PARKING

### LUXURY SPACIOUS BATHROOM WITH FREESTANDING BATH & A WALK IN SHOWER

### CONSERVATORY

For any more information regarding the property please contact us today

28 Lesbury Road, Alnwick, NE66 3NB

Situated within a sought-after location just moments from Alnmouth and within easy reach of the East Coast Main Line railway station, this beautifully presented three-bedroom semi-detached home offers the perfect blend of space, style, and countryside charm.

Boasting delightful open views across fields to the rear, the property enjoys a fantastic setting while remaining superbly connected for commuting and coastal living.

Internally, the home is generously proportioned throughout. A welcoming living room with bay window provides a comfortable space to relax, complemented by a separate dining room ideal for entertaining (currently used as a playroom). To the rear, a large conservatory provides additional living and dining space, and seamless access to the garden, creating a wonderful additional reception room.

The modern kitchen is thoughtfully designed with ample storage and workspace, alongside a separate utility room for added convenience and open to the conservatory.

Upstairs, there are three well-proportioned bedrooms, with the two principal rooms benefiting from a comprehensive range of fitted wardrobes. The standout family bathroom is particularly impressive, featuring a centrally positioned freestanding bath and a separate walk-in shower, creating a luxurious and contemporary feel.

Externally, the property continues to impress. To the front, a block-paved driveway provides off-street parking and leads to the garage, with a neatly maintained lawn garden. The rear garden is equally appealing, mainly laid to lawn with a substantial patio area and decking—perfect for outdoor dining and entertaining while taking in the surrounding countryside views.

This is a fantastic opportunity to acquire a spacious and well-appointed home in a sought-after Northumberland location, ideal for families, professionals, or those seeking a coastal retreat.

#### ENTRANCE HALL

UPVC double-glazed entrance door and windows | Dado rail | Under stairs storage cupboard | Staircase to first floor | Wall light | Doors to living room, dining room and kitchen

#### LIVING ROOM (Front) 14' 11" x 12' 6" (4.54m x 3.81m)

UPVC double-glazed bay window with feature stained glass windows | Media wall incorporating fitted shelves and cupboards | Multi-fuel stove set on a slate hearth | Glazed bi-fold doors through to dining room | Radiator | Picture rail | Ceiling rose

#### DINING ROOM (Rear)

12' 11" maximum into recess x 13' 11" (3.93m maximum into recess x 4.24m)

Glazed French doors to conservatory | Laminate floor | Radiator | Picture rail | Ceiling rose | Built-in storage cupboard and display cabinet with leaded glass

#### KITCHEN 8' 10" x 10' 3" (2.69m x 3.12m)

Fitted with a range of white storage cupboards and pan drawers incorporating; Bosch induction hob, electric oven, 1.5 stainless steel sink

Part-tiled walls | Ceiling downlights | Storage cupboard | Open to conservatory and utility | Door to hall

#### UTILITY 7' 9" x 9' 1" (2.36m x 2.77m)

Fitted base units incorporating a single drainer sink | Space for washing machine | Part-tiled walls | Floor to ceiling storage cupboards with space for an American style fridge freezer

#### CONSERVATORY 17' 7" x 7' 11" (5.36m x 2.41m)

UPVC double-glazed windows and French doors to rear garden | Laminate floor | Radiator | Open to kitchen and French doors through to dining room

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### GARAGE 7' 10" x 18' 4" (2.39m x 5.58m)

Up and over garage door | Light and power sockets | Door to utility

### FIRST FLOOR LANDING

UPVC double-glazed window | Loft access hatch | Doors to bedrooms and bathroom

### BEDROOM ONE (Rear)

12' 11" to back of wardrobes x 13' 11" (3.93m to back of wardrobes x 4.24m)

UPVC double-glazed windows with open aspect view over fields | Radiators | Laminate floor | Fitted wardrobes | Velux window

### BEDROOM TWO (Front)

11' 10" x 12' 6" plus bay window (3.60m x 3.81m plus bay window)

Laminate floor | Radiator | Fitted wardrobes and cupboards | Picture rail

### BEDROOM THREE (Front) 9' 9" max x 9' 3" max (2.97m x 2.82m)

UPVC double-glazed window | Radiator | Laminate floor

### BATHROOM

Freestanding double ended bath | Walk-in shower with glass screen incorporating a rainfall head shower and separate hand-held attachment | Close coupled W.C. | Cabinet with integrated wash-hand basin | Wet wall panelled walls | Ladder style radiator | Ceiling downlights | UPVC double-glazed frosted windows | Extractor fan

### EXTERNALLY

Front garden mainly laid to lawn with wall and fenced boundaries, including planted trucks and bushes | Block paved drive

Rear garden mainly laid to lawn with a patio area | Planted shrubs and bushes | Fenced boundaries

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage & 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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

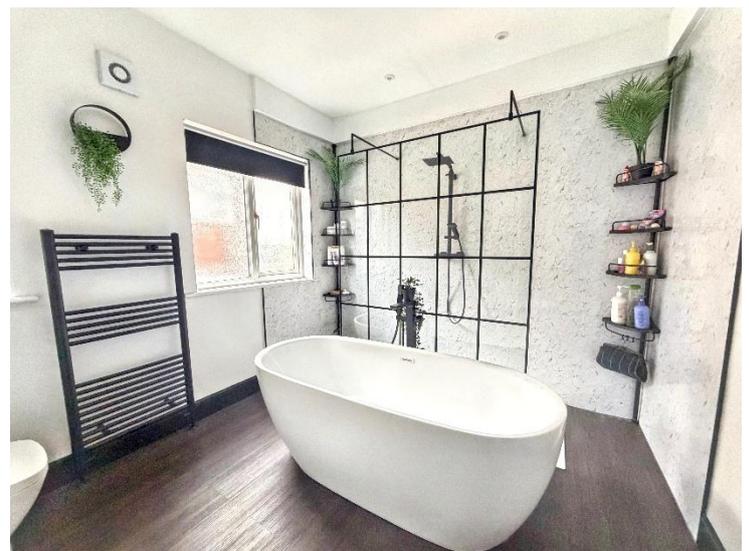
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Approx Gross Internal Area  
136 sq m / 1463 sq ft



Ground Floor  
Approx 84 sq m / 909 sq ft

First Floor  
Approx 52 sq m / 555 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

AL009448 VERSION 1

**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.

**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.



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