



Cheviot Lodge | Longframlington | NE65 8BG

**Offers In Excess Of £290,000**

**RMS** | Rook  
Matthews  
Sayer



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**Spacious Semi Detached Home**

**Bright and Airy Rooms**

**Three Bedrooms**

**Fully Enclosed Rear Garden**

**Lovely Village Location**

**Driveway plus Garage**

**Impressive Sun Room**

**Freehold**

For any more information regarding the property please contact us today



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**RMS** | Rook  
Matthews  
Sayer

This spacious three bedroomed semi-detached family home is guaranteed to impress. Located on Cheviot Lodge in Longframlington, the property is nestled away within a small cluster of homes, offering peaceful living making it ideal for growing families, with spacious rooms throughout with an impressive sun room to the rear. Longframlington is a small village within Northumberland, surrounded by ample opportunities to walk local trails and countryside, whilst you have local amenities on your door step, including the award-winning Running Fox café, two pubs, a shop and a local butcher. Offering easy access to Morpeth town centre, Alnwick town centre and Newcastle upon Tyne, this is a superb area for those who need to commute.

The property briefly comprises:- Entrance hallway, leading straight into the lounge that has been fitted with an electric fire, which is the focal point of the room and will ideal for those cosy winter nights. This leads seamlessly into the generous sized kitchen diner, which is great space for families with ample room for your own dining table and chairs. The modern kitchen has been fitted with handy breakfast bar, along with a range of wall and base units, offering an abundance of storage. Appliances include double oven, induction hob, fridge freezer and dishwasher. The spacious sun room is located to the rear of the property and offers fantastic views of the rear garden, which can be accessed via double patio doors. You further benefit from a separate utility room.

To the upper floor of accommodation, there are three good sized bedrooms, two doubles and one single, which could also be used as an office space to suit. All bedrooms have been carpeted throughout and the master bedroom benefits from large fitted wardrobes. The main family bathroom has been fully tiled and fitted with a basin, W.C. and bath with shower over bath.

Externally to the front of the property you have a private double driveway, with single garage. You also have a fully enclosed garden, which has been partially laid to lawn with patio area. The garden is ideal for those families who enjoy outdoor entertaining and its finest.

We anticipate high levels of interest, call now to arrange your viewing.

#### MEASUREMENTS

Lounge: 13'11 x 11'6 (4.24m x 3.51m)

Kitchen/Diner: 18'0 x 10'6 (5.49m x 3.20m)

Sun Room: 18'0 x 11'6 (5.49m x 3.50m)

Utility Room: 11'7 x 8'3 (3.53m x 2.51m)

Bedroom One: 11'10 x 9'0 Max Points (3.61m x 2.74m Max Points)

Bedroom Two: 11'8 x 10'7 Max Points (3.56m x 3.22m Max Points)

Bedroom Three: 8'10 x 7'8 (2.69m x 2.34m)

Bathroom: 5'5 x 8'7 (1.65m x 2.62m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre to Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Garage

#### TENURE

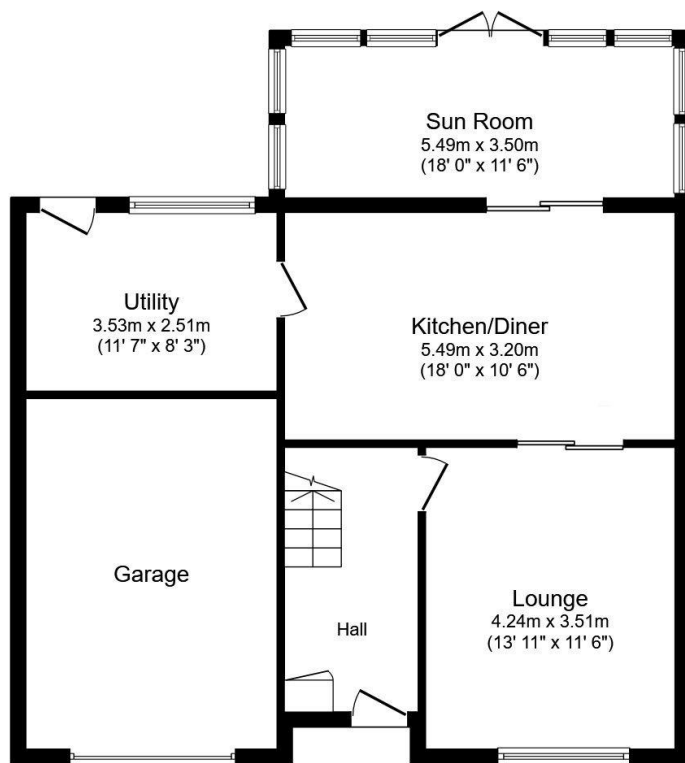
Freehold; It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

EPC Rating: E

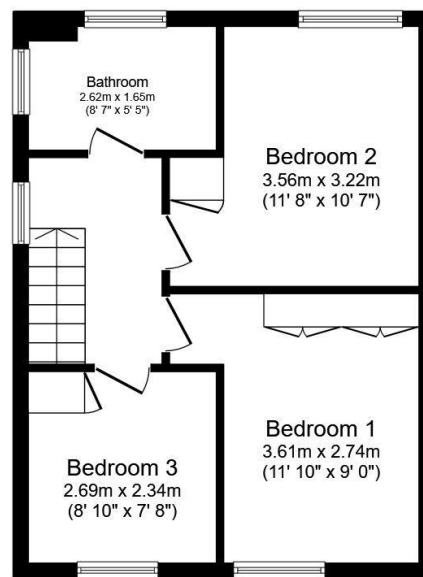
Council Tax Band: C

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Ground Floor



First Floor

Total floor area: 121.9 sq.m. (1,312 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any 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 inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 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.

