



19 Leander Drive

Boldon, NE35 9LX

£385,000



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Arriving in the cul de sac the home is tucked away to one side and has a great block paved drive for ample parking. Nicely styled and decorated spacious accommodation is enhanced with the orangery being a second lounge and gives access to both the kitchen diner and formal dining room. Outside the wrap around gardens have various patio areas and decking with a lovely private space for the hot tub and a dining place for summer entertaining which complemented by a summerhouse/ man cave bar overlooking the private side garden.

Entrance hall

Stairs to the first floor, LVT flooring and a cast style column radiator

Cloaks WC

Wash basin and WC, half tiled walls, tiled floor and a towel radiator

Living room

A great sized living room with square bay window, polished stone effect fire surround with gas fire, LVT floor, radiator and double doors through to

Dining room

LVT flooring and a radiator, open through to the Orangery

Kitchen diner

A well fitted modern styled kitchen diner with LVT floor. There is a range of wall, base units and

work surfaces housing a sink unit, gas hob with oven under and double extractor hood over, integral dishwasher. Larder storage units. Tiled splash backs, LED plinth lights and a radiator, open through to the Orangery

Orangery

Penine constructed Orangery with pelmet spot lighting vaulted roof line, twin French doors to exit, LVT floor and two radiators

First floor

Landing with built in cupboard. Loft access for storage

Bedroom 1

Double built in wardrobe, radiator

En suite

Corner shower enclosure with mixer shower, vanity unit with wash basin, WC, tiled walls and floor with under floor heating, radiator

Bedroom 2

Double built in wardrobe, radiator

Bedroom 3

Double built in wardrobe, box bay window, radiator

Bedroom 4

Built in wardrobe, radiator

Bathroom

The family bathroom with an oval bath with mixer

shower tap, bowl style sink unit on a stand, WC, tiled walls and floor, spot lights and towel radiator

Garage

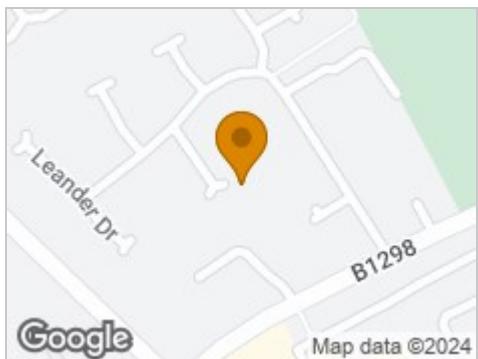
A single garage with roller door, central heating boiler and courtesy door through to the kitchen. There is plumbing for a washer and an electric car charging point

Gardens

To the front is a good sized block paved drive for ample car parking. There are mature landscaped gardens with various patio areas and decking designed to catch the sun with a lovely private space with a hot tub and dining area for summer barbeques. There is a great summerhouse/ man cave bar area ideal for entertaining. Garden shed, external power and water.



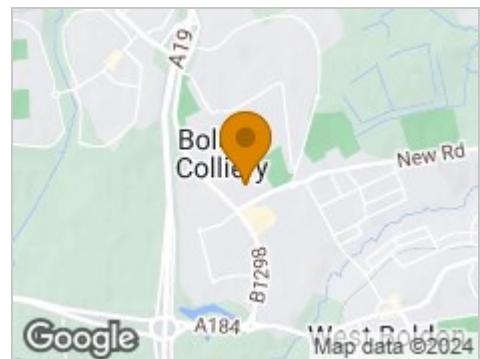
Road Map



Hybrid Map



Terrain Map



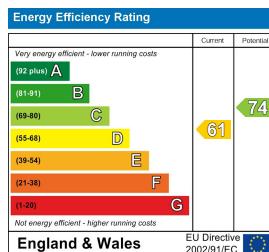
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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