



40 Leander Drive

Boldon, NE35 9LX

£389,950





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## Entrance hall

Via a composite front door with stairs to the first floor, Karndean flooring and a radiator

## Cloaks WC

Corner vanity wash basin, WC, tiled walls, Karndean floor and a radiator

## Living room

14'9" x 12'8" max (4.52 x 3.87 max)

Bow window, wall hung electric fire, radiator and arch to

## Dining room

9'6" x 9'6" (2.92 x 2.91)

Gable window, French doors to the sun room, radiator

## Sun room

13'6" x 10'5" (4.12 x 3.20)

A lovely second lounge with a vaulted ceiling with spot lights and Velux sky lights, laminate floor, column radiator and a door to the garden

## Kitchen breakfast room

14'9" x 10'7" (4.50 x 3.25)

A lovely modern light and bright room with a range of wall, base units and work surfaces housing a sink unit and appliances by both Bosch and AEG comprising a ceramic hob with extractor hood over, double oven, integral fridge, tiled splash backs and under unit lighting, under stairs storage cupboard, door to the garage and also a door to the outside, Karndean floor.

## First floor

Landing with oak balustrade and glass panel, built in cupboard. There is the main loft access via hatch and ladder with the loft being partially boarded.

## Bedroom 1

18'4" x 7'11" (5.60 x 2.42)

A fantastic sized main bedroom with a range of Schreiber fitted wardrobes, drawers and bedside cabinets, radiator. There is a second loft access from this room, again partially boarded

## Ensuite

7'11" x 5'7" (2.42 x 1.72)

A modern en suite shower with large shower area having a mixer shower with both drencher and spray shower heads, vanity wash basin and WC, clad walls, tiled floor, spot lights and a radiator

## Bedroom 2

11'3" x 9'3" (3.45 x 2.82)

Built in wardrobes, radiator

## Bedroom 3

10'2" x 9'3" (3.11 x 2.82)

Built in wardrobes, radiator

## Bedroom 4

7'4" x 6'9" (2.25 x 2.07)

Radiator

## Bathroom

6'8" x 5'7" (2.05 x 1.72)

A three piece suite comprising a bath with mixer

shower over and shower screen, half tiled walls and a radiator

### Garage

19'9" x 7'6" (6.04 x 2.30)

A long single garage with an electric door, worktops and a sink unit, plumbed for a washer, EV car charging point, internal door to the kitchen

### External

Bonded double resin drive to the front and a lawned garden. To the rear, a beautiful south west aspect for an enclosed garden with stone patio areas, lawn, garden shed and two outside taps.

### Note

Freehold Title, Council Tax Band D, Mains Services Connected, Solar Panels are owned generating an income. Flood Risk very low. Broadband Basic 2 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite/Fibre TV Availability BT, Sky and Virgin. Mobile Coverage O2, EE and Vodafone likely, Three limited.



Road Map



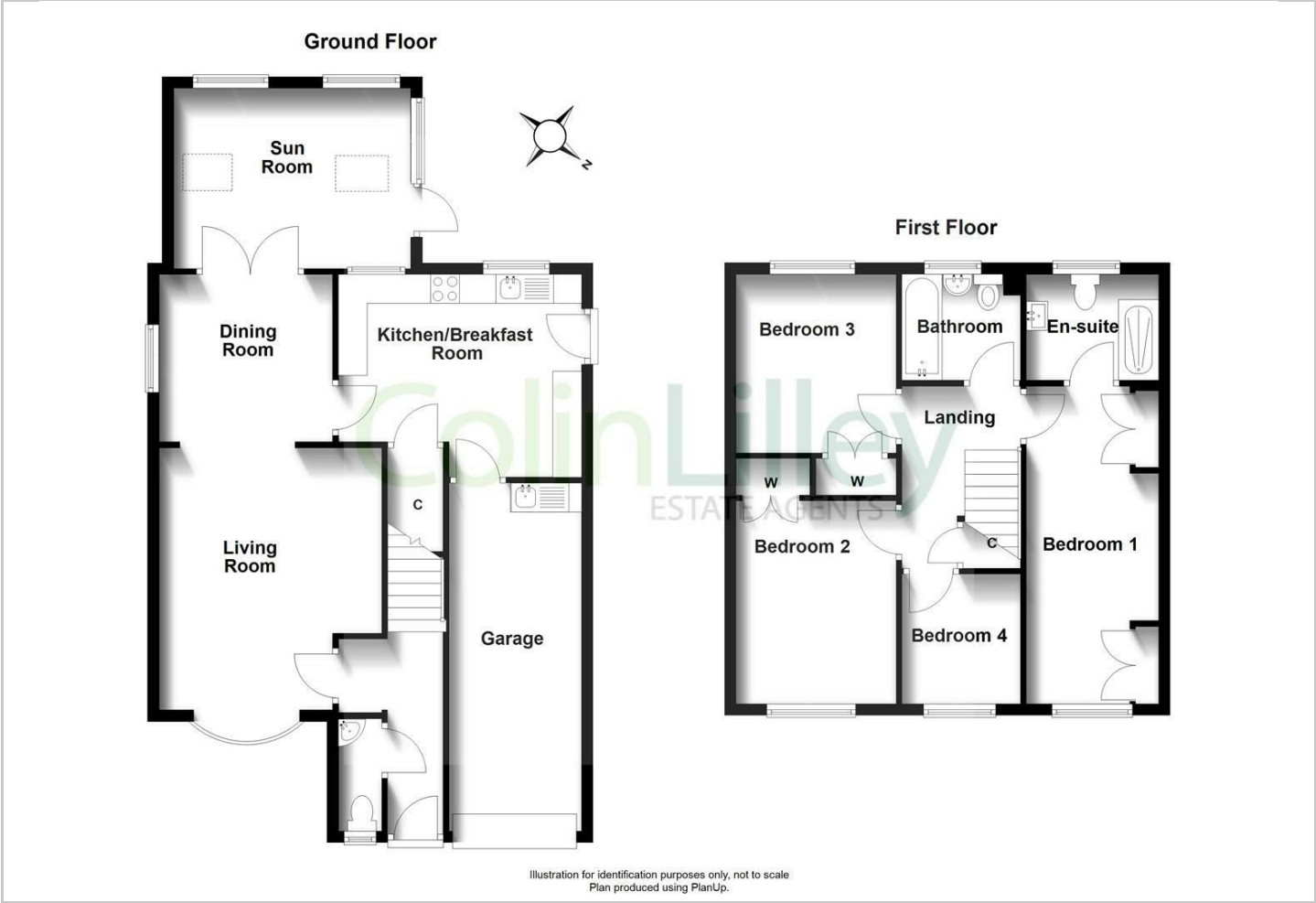
Hybrid Map



Terrain Map



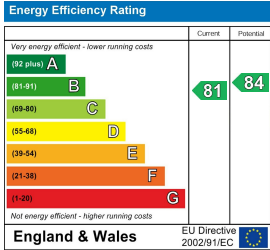
Floor Plan



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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