



## 2 Lyndon Grove

East Boldon, NE36 0NP

£450,000



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## Entrance porch

Via a PVCu front door through to

## Entrance hall

Stairs to the first floor, built in cupboard, radiator

## Cloaks WC

Vanity unit with wash basin, WC and a tiled floor

## Living room/dining room

27'0" x 11'11" (8.25 x 3.64)

An impressive living space with double aspect windows and a bow window to the front, hole in the wall fireplace with an electric fire, double doors to the dining room and door to the annexe lounge, two contemporary radiators.

## Dining room

15'3" x 9'7" (4.66 x 2.94)

Built in cupboard and contemporary styled radiator

## Kitchen breakfast room

26'8" x 8'9" (8.13 x 2.69)

Centre piece of this kitchen breakfast room is the large gas Aga cooker set in a range of wall, base units and work surfaces with a sink unit, concealed spaces to include a washer and gas tumble dryer, sitting area, door to the enclosed garden, spot lights and contemporary styled radiator

## Annexe Lounge

13'6" x 11'7" (4.13 x 3.55)

The extension added to the home creates a

superb annexe which would suit multi generational living and provide a degree of independence for occupiers. The lounge has stairs to the first floor with a cupboard under, a door to the garage, patio doors to the sun trap garden, spot lights and a tower radiator

## Annexe First floor

The first floor landing has a large built in cupboard/wardrobe

## Bedroom

20'5" x 13'1" (6.23 x 3.99)

A lovely large bedroom with vaulted ceiling and dormer window, fitted wardrobes with dresser and drawer units, radiator

## En suite

Shower enclosure with drencher shower head, vanity units with wash basin and WC, spot lights

## Bedroom

13'6" x 8'4" (4.12 x 2.56)

Dormer window and contemporary styled radiator

## First Floor

The stairs from the entrance hall lead to the first floor of the main home with the half landing having a large box bow window. There is loft access from the landing by hatch and ladder with the loft having boarding.

## Bedroom 1

22'2" x 10'0" (6.76 x 3.05)

The main bedroom with a range of fitted wardrobes and two radiators

### En suite

Large shower enclosure with mixer shower having both drencher and hair washing shower heads, vanity unit with wash basin, bidet and WC, clad walls and ceiling

### Bedroom 2

11'8" x 9'8" (3.57 x 2.97)

Fitted wardrobes with overhead storage, contemporary styled radiator

### Bedroom 3

11'8" x 6'8" (3.57 x 2.05)

Side bedroom used as a home office with fitted cupboards and a radiator

### Bathroom

Corner jacuzzi spa bath with mixer shower over, vanity unit with wash basin, WC, clad walls and ceiling with spot lights, towel radiator

### Garage

19'9" x 14'3" (6.03 x 4.36)

A double garage with an electric roller door, power and light. The central heating boiler is

housed in the garage which also has a courtesy door to the front garden. In front of the garage is a double block paved drive

### External

Enclosed rear block paved patio garden with South aspect being a little sun trap, external tap. There are wrap around gardens to the front and side with lawns and mature planting.

### Note

Freehold Title, Council Tax Band D, Mains Services Connected. Flood Risk none. Broadband basic 17 Mbps. Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite / Fibre TV Availability BT and Sky. Mobile Coverage O2, Three, Vodafone and EE all likely.



## Road Map



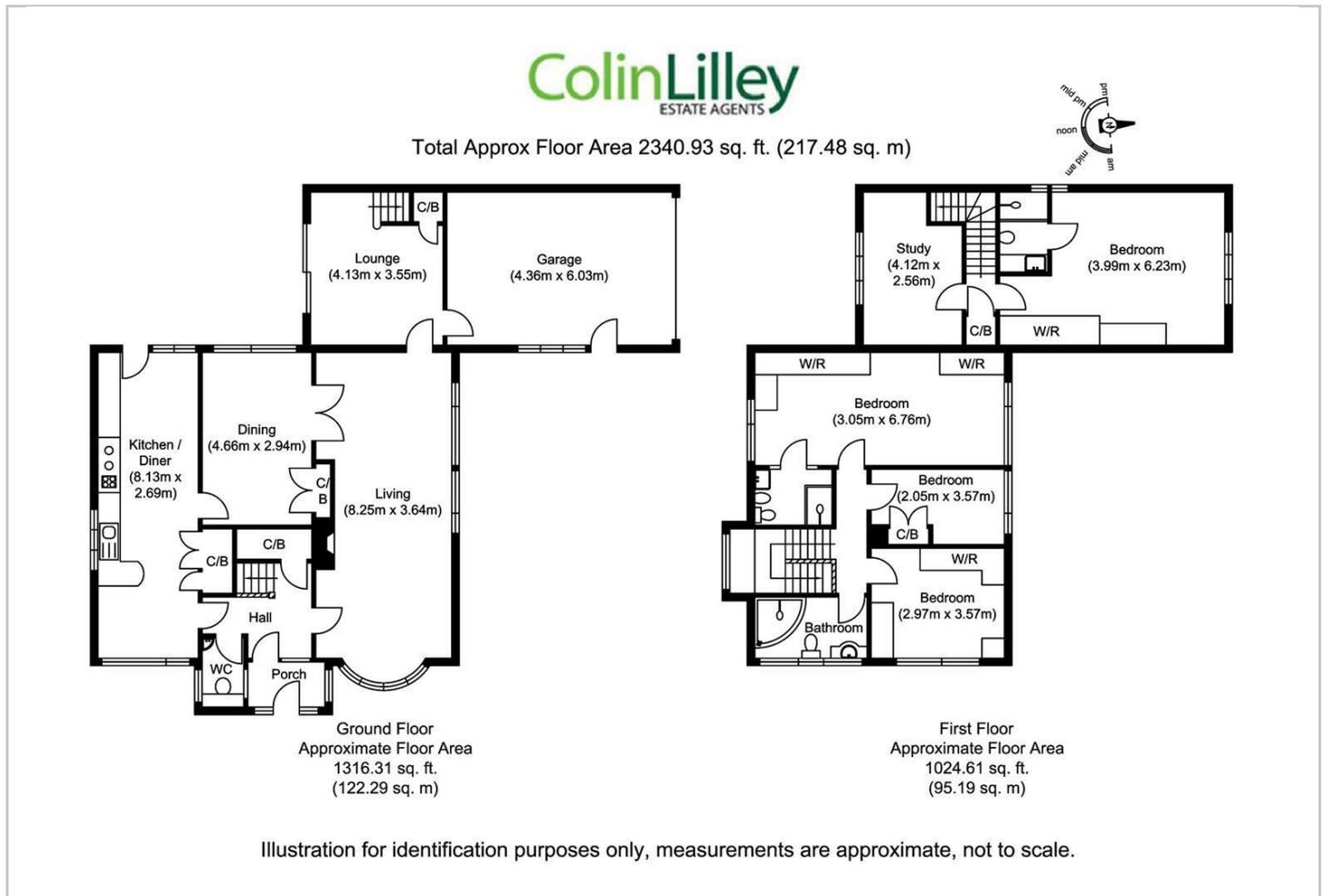
## Hybrid Map



## Terrain Map



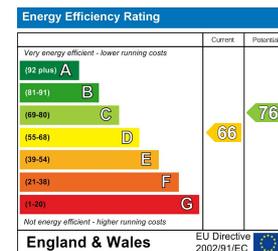
## Floor Plan



## 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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