



2 Lyndon Grove

East Boldon, NE36 0NP

£475,000



2 Lyndon Grove

East Boldon, NE36 0NP

£475,000



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 cupbaord/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

Tel: 01914569499

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



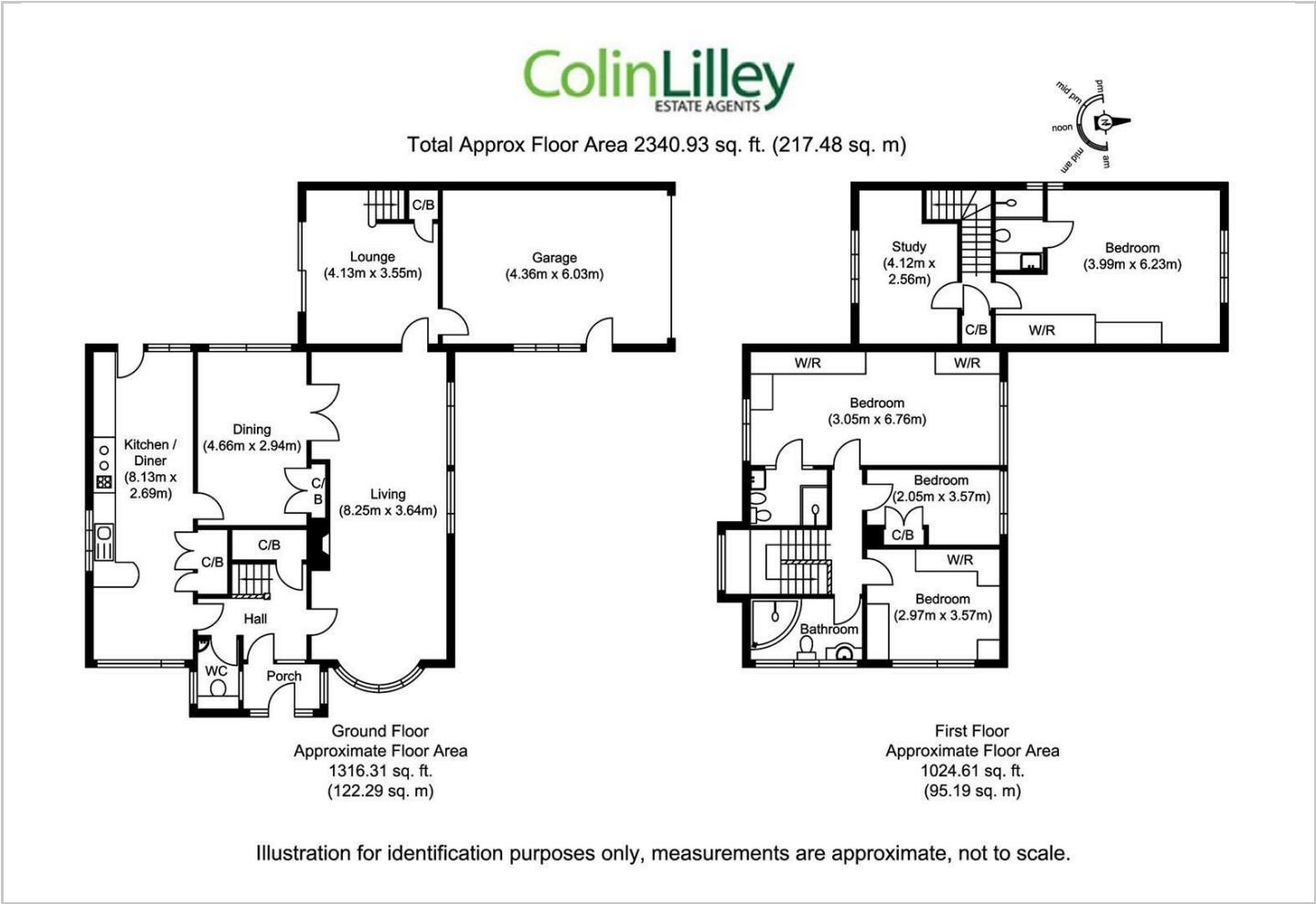
Hybrid Map



Terrain Map



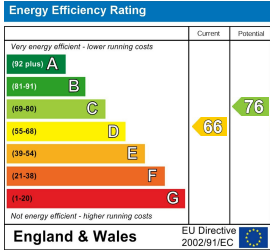
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.