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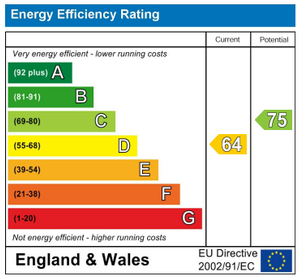
Lovaine Place, North Shields



Offers Over £490,000

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Description

RARE OPPORTUNITY TO ACQUIRE THIS WONDERFUL FOUR-BEDROOM PERIOD PROPERTY SET OVER FOUR FLOORS, SITUATED IN NORTH SHIELDS

Brannen & Partners are delighted to welcome to the market this impressive period residence, set behind a charming lawned front garden and offering substantial, beautifully presented accommodation arranged over four levels. Combining timeless character features with generous family living spaces, this exceptional home provides superb versatility for modern living and entertaining.

Briefly comprising; Spacious and welcoming hallway, immediately showcases the home's character and scale. From here, there is access to the principal reception rooms, staircases leading to upper floors, and a door providing direct access to the private rear yard.

To the front of the main level, the elegant lounge is flooded with natural light from a large bay window overlooking the front garden. Rich in period charm, the room features a decorative ceiling rose, coving, and a stunning marble fireplace with a real coal fire, creating a warm and inviting atmosphere perfect for cosy evenings.

Positioned to the rear is a second reception room, currently utilised as a formal dining room, with a large window overlooking the rear yard. This versatile space offers direct access to a practical utility area and stair access to the lower ground floor.

The lower ground floor hosts a well appointed kitchen overlooking the rear yard, fitted with a comprehensive range of base and wall units, a range cooker, integrated dishwasher, and space for a fridge freezer. A breakfast bar provides the ideal setting for casual dining and family life, while a stable door offers direct access to the yard.

Double doors open into a superb second living area, allowing the spaces to flow seamlessly together for entertaining. This impressive room benefits from a large bay window to the front, decorative panelling, ceiling rose, wooden fireplace, and a real coal fire, enhancing the home's character and warmth.

A hallway on this level also provides access to a bathroom and direct access to the front garden. The lower ground floor bathroom comprises a bath, WC, and wash hand basin.

Progressing up two storeys to the first floor, the generous family bathroom is beautifully appointed with a roll-top bath, separate shower cubicle, WC, and wash hand basin. A large bay window to the front and decorative wall panelling complete this luxurious space.

The first floor offers two spacious double bedrooms, both benefitting from large bay windows. The front bedroom also benefits from a substantial built in storage area.

The top floor provides two further bedrooms. To the rear is a double bedroom with Velux window, attic storage, and decorative panelling.

Occupying the front aspect is the impressive principal bedroom, featuring two Velux windows, an additional window, and stylish decorative panelling.

Externally, the property enjoys a lawned front garden and a private enclosed decked rear yard, ideal for outdoor relaxation and entertaining.

This outstanding family home seamlessly blends elegant period details with spacious and flexible accommodation, offering a rare opportunity to acquire a truly distinctive residence.

Ideally positioned close to local shops and amenities in North Shields. Benefitting from great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities, a pleasant walk or a short car ride can take you to the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes.

Entrance Vestibule

Hallway

Lounge
16'1" x 13'10"

Dining Room
14'1" x 12'9"

Utility Area
4'7" x 4'0"

Dining Kitchen
15'7" x 13'11"

Living Room
15'4" x 14'4"

Lower Ground Hallway
17'4" x 3'11"

Bathroom
10'3" x 5'0"

Landing

Bedroom
14'2" x 11'11"

Bedroom
12'7" x 9'9"

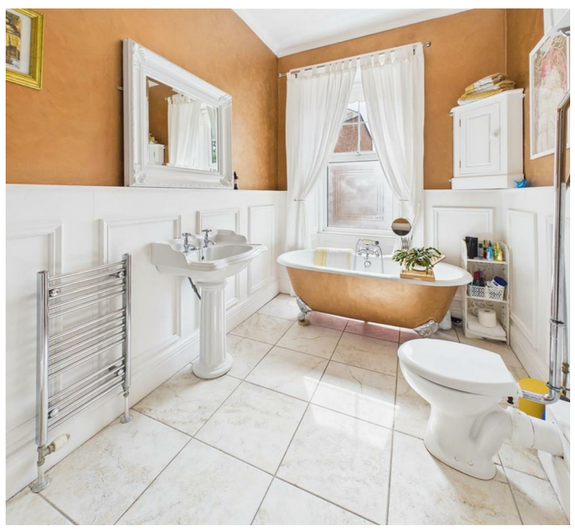
Family Bathroom
10'4" x 7'3"

Landing

Master Bedroom
21'4" x 11'3"

Bedroom
13'9" x 12'5"

Rear Yard

Front Garden

Tenure
Freehold