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- 3 Bedroom Detached Bungalow
- Open Plan Lounge Diner
- Double Width Garage
- Council Tax Band D

- Cul-de-Sac
- Large Conservatory
- Low Maintenance Enclose Garden

- Modern Fitted Kitchen
- Ample Driveway Parking upto 5 cars
- EPC C



Immaculately presented 3 bedroom detached bungalow situated within a cul-de-sac on the popular location of Lemington Rise. Benefitting from gas central heating with a hybrid heat pump and sealed unit double glazed windows. Briefly comprising of a modern kitchen with wall and base units, work top surfaces and breakfast bar, sink and drainer unit, integrated electric oven and hob with an extractor hood over, integrated fridge freezer and dishwasher, laminate flooring, boiler enclosed in wall unit, spotlights to the ceiling. Open plan Lounge Diner with Bow Window to the front, laminate flooring, feature fireplace, dado rail. Shower Room which has a walk in double shower cubicle with a mains shower, panelled walls and ceiling with inset spotlights, low level w/c, vanity unit with wash band basin, laminate flooring and storage cupboard. Bedroom 1 has fitted wardrobes and laminate flooring. Bedroom 2 has laminate flooring, storage cupboard and patio door leading to the Conservatory which has laminate flooring, wall lights and door to the garden. Bedroom 3 also has laminate flooring and fitted wardrobes.

Externally to the front there is a block paved driveway giving parking for up to 5 cars leading to a double width garage accessed via and electric roller door, the garage also has power and light, plumbed for a washing machine. To the rear there is a private and enclosed low maintenance garden which is mainly raised decking.

Lemington Rise is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.







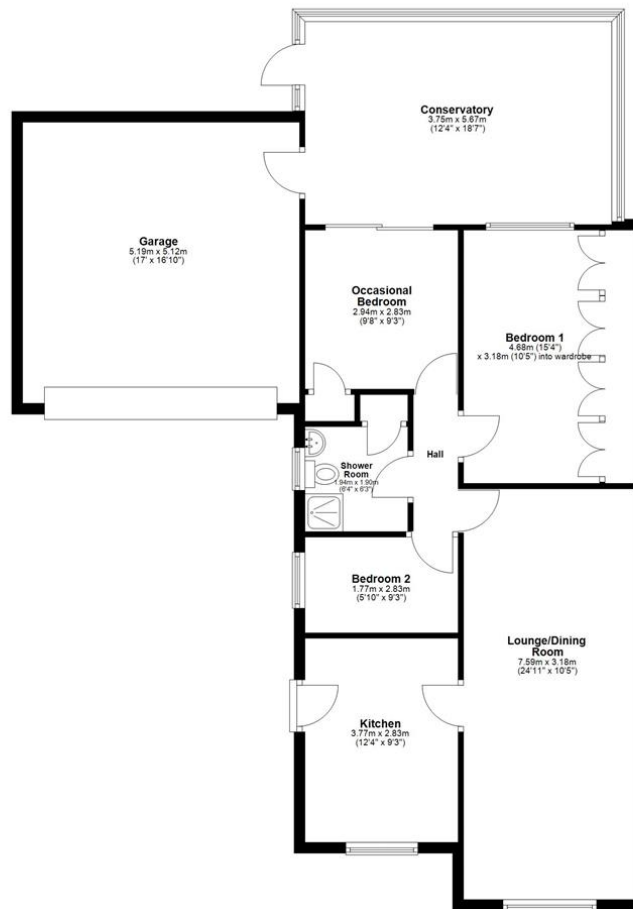
Energy Performance: Current C Potential A  
Council Tax Band: D

2024  
WINNERS

ESTAS

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Ground Floor



Total area: approx. 121.4 sq. metres (1307.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.