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67 Kenton Lane  
Kenton



SANDERSON YOUNG  
estate agents &  
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Price Guide: £250,000



# 67 Kenton Lane, Kenton, Newcastle upon Tyne NE3 3BS

## SITUATION AND DESCRIPTION

A beautifully refurbished three bedroom semi detached house, with lovely south facing rear garden, block paved driveway and single garage. The superb family home, thoughtfully redesigned by the current owner over the last 12 months, offers versatile accommodation and benefits from double glazing, gas central heating and a newly fitted kitchen/breakfast room with a cast iron wood burning stove and a bathroom/wc.

The accommodation briefly comprises: porch, reception hallway, sitting room, impressive kitchen/breakfast room opening to the garden, study/4<sup>th</sup> bedroom, utility room/playroom, cloakroom/wc, three bedrooms, bathroom/wc, driveway and single garage, lovely south facing rear garden with greenhouse and timber shed.

The property has been fully refurbished with new plasterwork, gas boiler and central heating system, rewired, new carpets and decoration. A viewing is recommended to appreciate the quality of accommodation and excellent garden.

The property comprises:

## ENTRANCE PORCH

3'6 x 6'3 (1.07m x 1.90m)

With double glazed leaded windows and UPVC door to the front. The porch has a black and white tiled floor and door to the reception hallway.

## RECEPTION HALLWAY

A lovely reception hallway with a traditional staircase to the first floor, with an original glazed and leaded storage cabinet under the stairs. The hallway has a radiator and panel doors opening to the sitting room, kitchen/dining room, study and utility/playroom.

## SITTING ROOM

12' x 15'9 (3.66m x 4.80m) max into bay

A lovely sitting room with a double glazed leaded bay window to the front elevation, an original open fire with a tiled insert and wood surround, a radiator set in to bay and a TV point.

## KITCHEN/DINING ROOM

12' x 12'6 (3.66m x 3.81m)

A fabulous kitchen/dining room positioned to the rear of the house with French doors opening on to the terrace and garden.

The kitchen/dining room has a cast iron 'Carron' multi fuel stove set in to an attractive fireplace with exposed brick and an oak beam to the chimney breast. The kitchen is fitted with a range of wood fronted wall and base cabinets with composite worktops incorporating an 'AEG' four ring electric ceramic hob, 'NEF' fan assisted electric oven with extractor hood over and a stainless steel sink and drainer. The kitchen/dining room has painted wood floor boards, a radiator, TV point and double glazed French doors opening out to the patio terrace and garden.

A glazed door opens from the hallway to the study.

## STUDY/BEDROOM FOUR

8'5 x 6'7 (2.57m x 2.01m)

This study, which could equally be used as a ground floor bedroom, has a double glazed window to the rear and a radiator.



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### **UTILITY/PLAYROOM**

13'5 x 8'3 (4.09m x 2.51m)

A versatile room, currently used as a utility room, with free standing kitchen furniture incorporating a two ring electric ceramic hob, stainless steel sink and within the utility plumbing for a washing machine. There is a gas baxi boiler to the wall, a radiator, double glazed UPVC door to the rear garden and doors to the cloakroom/wc and garage.

### **WC**

With a glazed sliding door, double glazed leaded window to the rear and a close coupled wc.

### **FIRST FLOOR LANDING**

With a large double glazed frosted window to the side elevation, access to the loft and panel doors to the bedrooms and bathroom.

### **BEDROOM ONE**

12'8 x 11'8 (3.86m x 3.56m) max into alcoves

A double bedroom with a double glazed leaded window to the front elevation and a radiator.

### **BEDROOM TWO**

12'6 x 11'7 (3.81m x 3.53m) max into alcoves

A double bedroom with a double glazed window to the rear overlooking the garden, space for free standing bedroom furniture and a radiator.

### **BEDROOM THREE**

7'3 x 8'9 (2.21m x 2.67m)

A generous third bedroom with a double glazed leaded window to the front elevation, telephone point and a radiator.

### **BATHROOM**

7'2 x 8'2 (2.18m x 2.49m)

The family bathroom has a white double ended bath with mains shower over and glass panel

door, wash hand pedestal basin, close coupled wc, two double glazed windows to the rear, extractor fan and a radiator.

To the front of the property there is a block paved driveway providing off-street parking for one car which in turn leads to the garage.

### **GARAGE**

14'5 x 8'7 (4.39m x 2.62m)

With an up and over door, coal house/store, lighting and a door to the utility/playroom.

### **EXTERNALLY**

The rear garden has a lovely south facing aspect with a large paved patio terrace leading from the kitchen and utility room. There is a lawned garden with timber greenhouse and shed, mature apple trees and well stocked planted borders with trees and shrubs.

### **SERVICES**

The property has mains electricity, gas, water and drainage

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: D



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