



Ingarth

Leazes Lane | Hexham





Ingarth, Leazes Lane, Hexham, Northumberland NE46 3AE

Guide Price £650,000

Ingarth is a fabulous five bedroom family home, located in a quiet and private garden site of approx. 0.33 acres, one of only six individual detached houses on this private driveway off Leazes Lane. The traditional 1920's house, lived in by the current family for 11 years, has been substantially extended and refurbished creating an impressive master bedroom with dressing room and ensuite over the garage, and fabulous open plan kitchen/breakfast room. The house, situated in the much sought after west end of Hexham, is less than one mile from the town centre, with its wide variety of shops, cafes and bars/restaurants, and close to the highly regarded Queen Elizabeth High School.

Vestibule | Cloakroom/wc | Hallway | Sitting room | Dining room | Garden room/study | Excellent kitchen/breakfast room with central island and integrated appliances | Utility room | First floor landing
Master bedroom with dressing room | Ensuite shower/wc | Four further double bedrooms
Family bathroom/wc | Double garage and gated driveway for several cars | Mature and private landscaped gardens with southerly facing rear aspect.

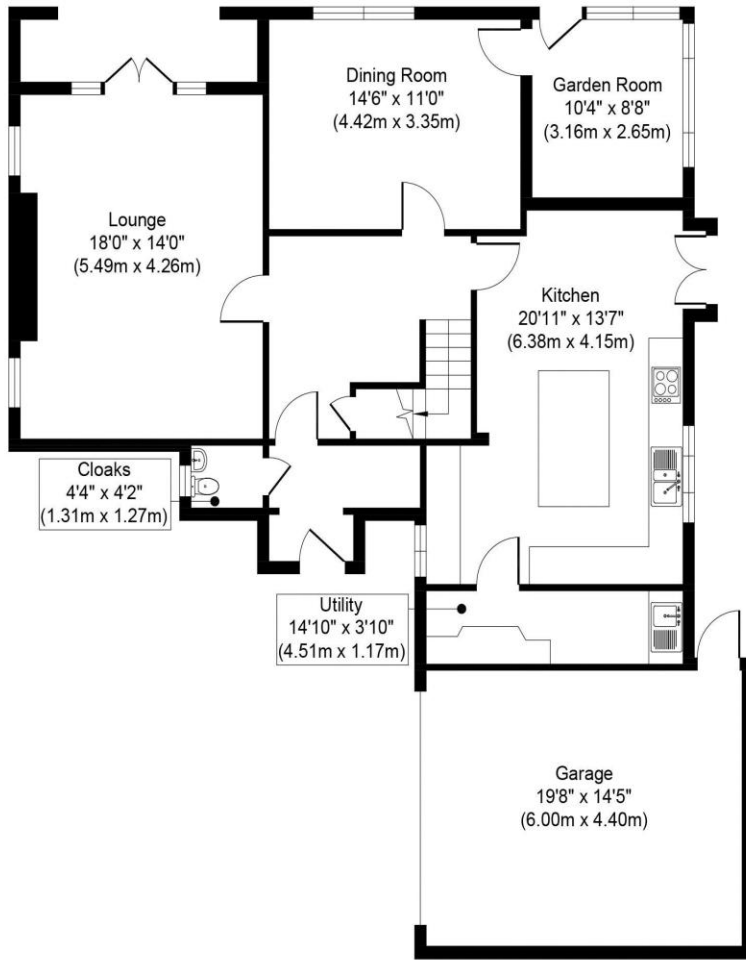
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G
Energy Performance Certificate: Rating D



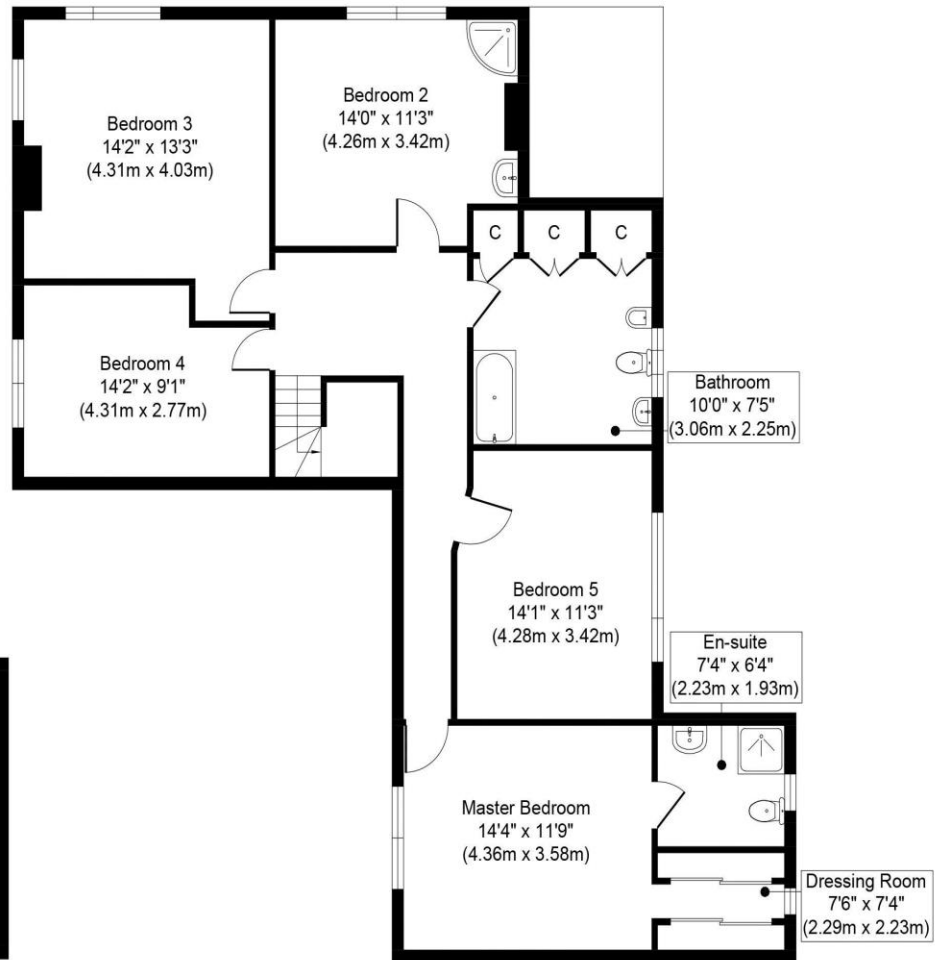








Ground Floor
 Approximate Floor Area
 1327 sq. ft
 (123.37 sq. m)



First Floor
 Approximate Floor Area
 1178 sq. ft
 (109.45 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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