



67 Lindrick Road
New Marske, TS11 8HT

£200,000

Energy Rating : C



67 Lindrick Road

Description

Situated in the highly sought after village of 'New Marske' is this superbly presented 3 bedroom semi-detached family home. Perfect for the first time buyer/growing family being in ready to move into order as well as bursting with further potential and being fantastically well-located for access to highly rated schools, shops, amenities and transport links. A lovely home that radiates a cozy warmth and offers plenty out of the ordinary. MUST VIEW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room, dining room, fitted kitchen and prestigious conservatory. To the first-floor; three well-sized bedrooms and family bathroom/WC. Externally; driveway, detached garage & beautifully mature gardens.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the front with adjacent glazed surround. Upvc double glazed windows to either side. Stylish LVT flooring, single radiator, dado rail and access to the first floor staircase.

Living Room 12' 1" x 15' 3" (3.68m x 4.64m)

Upvc double glazed bow window to the front, double radiator and a feature wall mounted electric log effect fire with decorative surround. Dado rail and decorative ceiling coving. Double doors to the dining room.

Dining Room 10' 1" x 9' 2" (3.07m x 2.79m)

Upvc double glazed window to the rear, single radiator, useful storage cupboard and decorative ceiling coving.

Fitted Kitchen 8' 8" x 10' 6" (2.64m x 3.20m)

Range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Composite sink unit with mixer tap, plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with hob and cooker hood over. Double radiator, stylish LVT flooring and a upvc double glazed window and entrance door to the rear giving access to the conservatory.

Prestigious Conservatory 11' 9" x 9' 10" (3.58m x 2.99m)

Upvc double glazed french doors to the side and stylish LVT flooring.

First Floor

Landing Area

Upvc double glazed window to the side, useful storage cupboard and independent access to all rooms and loft space.

Master Bedroom 12' 1" x 9' 5" (3.68m x 2.87m)

Upvc double glazed window to the front and single radiator.

Bedroom 2 10' 1" x 9' 5" (3.07m x 2.87m)

Upvc double glazed window to the rear, single radiator, fitted wardrobes and drawer units.

Family Bathroom

White suite comprising of a "P" shaped panel bath with overhead shower and shower screen. Pedestal wash hand basin with mixer tap, push button wc, double radiator, tiled surrounds, downlights and a upvc double glazed window to the rear.

Bedroom 3 8' 10" x 8' 5" (2.69m x 2.56m)

Upvc double glazed window to the front, single radiator and useful storage cupboard.

Externally

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Driveway

A long side driveway with double timber gates and leading to the detached garage offering ample off street parking.

Detached Garage

Up and over door, power/light and a rear window.

Gardens

The front garden sits behind an attractive dwarf wall and is mainly laid to a mature lawn with attractive borders of shrubs and plants. The rear garden is larger than average beginning with a block paved patio area before extending onto a mature lawn with a stepping stone footpath and a rear plum slate patio area with attractive borders of shrubs and plants. Further boasting a side raised decked patio area with access to the summerhouse. Security lighting and a side access gate.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.