



**29 Lingmell Road**  
Redcar, TS10 4JY

**£299,950**

**Energy Rating : D**



# 29 Lingmell Road

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## Description

It's very easy to run out of superlatives when trying to describe to the reader, this one of a kind 4 bedroom detached family home. Occupying a fantastic corner plot adjacent to the historic 'Redcar Racecourse', this lovely home has a lot more to offer than meets the eye and is a real hidden gem on the West side of the town. ALL in all an extended individually built property radiating a fantastic elegance and warmth as well bursting with further potential. A MUST view HOME! The property benefits from gas central heating and uPVC double glazing, elegantly comprising; Entrance porch, prestigious entrance hall, downstairs cloaks/WC, tremendously well-proportioned living room, modern fitted kitchen and dining room with open plan family room. To the first floor; Master bedroom with fitted furniture, luxury family bathroom/WC and further further well-sized bedrooms. Externally; double-width driveway, integral garage, extensive well-tended gardens to the front and rear. Detached properties of this calibre in such a glorious location are few and far between on the open market therefore internal viewing is strongly recommended!

## ACCOMMODATION

### Entrance Porch 10' 6" x 6' 9" (3.17m x 2.03m)

Giving the first impressions of the size, quality and scale that this lovely family home has to offer with uPVC double glazed entrance door to the front, uPVC double glazed window to the front and side, stylish tiled flooring and glazed inner door with adjacent glazed panel.

### Prestigious Reception Hall

Glazed inner door to the front with adjacent glazed panel, uPVC double glazed window to the side, two useful storage cupboards, useful understairs storage cupboard, access to the downstairs cloaks, attractive spindle staircase to the first floor, double radiator and decorative ceiling coving.

### Downstairs Cloaks/WC

White suite comprising of a push button wc, floating wash hand basin with mixer tap and extractor unit.

### Living Room 12' 1" x 24' 9" (3.93m x 7.51m) [maximum]

A light and airy dual aspect room with uPVC double glazed window to the front and uPVC double glazed French doors to the rear. Feature gas fire with traditional and decorative surround, double radiator, two ceiling roses and decorative ceiling coving.

### Modern Fitted Kitchen 9' 2" x 16' 8" (2.79m x 5.08m)

Modern range of wall and base units incorporating; drawers, laminate worktops and coordinating upstands. Stainless steel inset sink unit with mixer tap, plumbing for a dishwasher, integrated under-counter fridge and gas cooker point with tiled splashback and cooker hood over. Distinctive Karndean flooring, archway to the dining room, uPVC double glazed window to the rear and uPVC double glazed entrance door to the side.

### Dining Room 11' 2" x 10' 2" (3.40m x 3.10m)

Opening to the family room, double radiator and decorative ceiling coving.

### Open-Plan Family Room 11' 2" x 7' 10" (3.40m x 2.36m)

uPVC double glazed French doors to the rear with adjacent glazed panels and decorative ceiling coving.

## FIRST FLOOR

### Landing Area

Attractive spindle balustrade, useful storage cupboard housing the gas central heating boiler, access to the loft space, ceiling rose and decorative ceiling coving.

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### **Master Bedroom** 12' 8" x 15' 7" (3.86m x 4.75m) [to the wardrobes]

A light and airy dual aspect room with uPVC double glazed window to the front and side; with the side window giving views across the historic Redcar racecourse. Single radiator and a range of fitted bedroom furniture including bedside units, wardrobes, separate dressing table and overhead storage units.

### **Bedroom Two** 8' 9" x 10' 9" (2.64m x 3.27m)

uPVC double glazed window to the rear giving access to views across the historic Redcar racecourse and single radiator.

### **Bedroom Three** 13' 7" x 8' 4" (4.11m x 2.51m) [maximum]

uPVC double glazed window to the front and double radiator.

### **Bedroom Four** 6' 7" x 9' 16" (1.98m x 2.77m)

uPVC double glazed window to the front, single radiator and wall lights.

### **Luxury Family Bathroom/WC** 9' 6" x 8' 4" (2.89m x 2.54m)

White suite comprising of a panel bath with mixer tap, separate corner shower cubicle, vanity wash hand basin with mixer tap and drawer units, push button wc, towel radiator, tiled surrounds, distinctive Karndean flooring, downlights and uPVC double glazed window to the side and rear.

## **EXTERNALLY**

### **Driveway**

Double width driveway leading to the integral garage and offering ample off-street parking.

### **Integral Garage**

Up and over door to the front, courtesy door to the rear, power and light.

### **Gardens**

Front sits behind an attractive dwarf wall and is laid to a mature lawn with attractive borders of shrubs, plants and trees. Rear enjoys a fantastic degree of privacy and is larger than average beginning with an extensive block paved patio area which extends into footpaths. Mature centred lawn with attractive borders of shrubs, plants and trees. Further boasting a garden shed, security lighting and side service area with access gate.

### **Council Tax Band**

Council Tax Band:- C

### **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

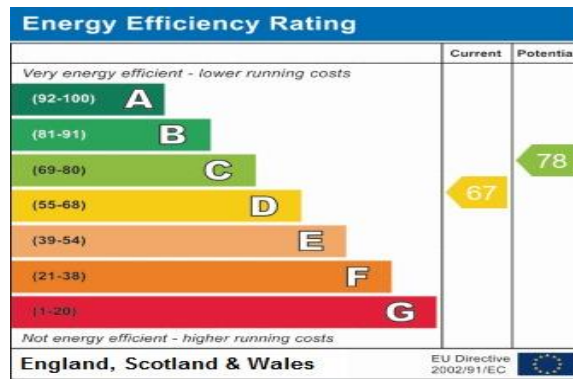
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### **Agent Notes**

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### Viewing Arrangements

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#### MONEY LAUNDERING REGULATIONS 2003

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.