



**Lokeholme**

Stannington, Morpeth, NE61 6DS

**youngsRPS** 

**Lokeholme**  
**20 Station Road**  
**Stannington**  
**Morpeth**  
**NE61 6DS**

Delightful 2 bedroom semi detached bungalow, with parking for several vehicles and mature gardens.

- Semi detached bungalow
- Two bedrooms
- Modern kitchen
- Driveway and garage
- Private position
- Pleasant south facing garden
- Close to Morpeth town
- Awaiting EPC

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01434 608980





### DESCRIPTION

Entering the property into the hallway off which the living accommodation and bedroom accommodation is accessed. The living room to the front of the property has a gas fireplace and Adams style surround, double glazed windows to the front and double doors to the kitchen diner at the rear. The Kitchen diner has sliding doors to the patio area in the back garden and double glazed windows to the rear. The recently updated kitchen has wall and base cabinets with integrated fridge freezer, induction hob with extractor hood and matching upstand, electric double oven and a ceramic sink and drainer with mixer tap.

The principal bedroom has substantial fitted wardrobes and a double glazed window to the front with the second being a generous single bedroom/2nd reception room to the rear. The bathroom has a three piece bathroom suite comprising; shower cubicle, WC and a wash hand basin partially tiled walls, storage cupboard and a frosted window to the rear.

Externally the property has gravelled front garden area that provides off street parking for several vehicle and mature hedging providing privacy to the front. The garage has an up and over garage door with plumbing for washing machine. The rear garden is mainly laid to lawn with mature hedged borders, a garden shed and a timber decked patio area directly out from the dining area.

### LOCATION

Located just outside Stannington which is a popular village in Northumberland, near to Morpeth only approximately 4.1 miles. Morpeth is a thriving rural town centre with many local amenities and shops, GP surgery's, pharmacy's, supermarkets, opticians, public houses, and restaurants. For the commuter, the A1 only 1.2 miles away provides excellent links north and south whilst, Morpeth train station only 3.5 miles away offers train services north to Edinburgh and south to London on the east coast mainline, as well connected services through Newcastle central station West to Carlisle along the Tyne Valley. Newcastle International Airport is a little over 11.3 miles away and has regular flights to several international city and other major centres like London, Dublin, and Belfast.

### SERVICES

Mains electric, water and drainage. Gas central heating supplying radiators and hot water.

### CHARGES

Northumberland County Council tax band C

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

### AGENTS NOTES

Please note that a member of the youngsRPS team is related to the sellers of the property.



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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