



36 Lamberton Sheils

Lamberton, Berwickshire, TD15 1XB

Fixed Asking Price £385,000

Ref: 106

We are delighted to bring to the market this superb detached five bedroom house, which has been individually designed to create this stunning family home. The house offers spacious and versatile living accommodation throughout, with modern contemporary fixtures and fittings throughout. The property has been designed to take advantage of the elevated position, with sea views and open countryside.

The accommodation is set on two levels which has the benefits of excellent storage facilities, full double glazing and gas central heating. On the ground floor there is a lounge with vaulted ceiling and inglenook fireplace with log burning stove, a large kitchen with a dining area with modern units, a family room/dining room and a sun room. Also on this level is a utility room, a snug which would make an ideal gym and a double bedroom/office with a shower room across the hall. On the first floor there are four double bedrooms, with three of the bedrooms having built-in wardrobes and the master bedroom with en suite facilities, there is also a family bathroom.

Ample parking on a block paved driveway in front of the garage.

Large gardens surrounding the house which have mainly been laid to lawns, with a private patio in the rear garden.

Viewing is highly recommended.



Entrance Hall

13'6 x 7'9 (4.11m x 2.36m)

Partially glazed entrance door to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard below. Central heating radiator with a heater cover. Four power points.

Lounge

22'5 x 14'11 (6.83m x 4.55m)

A superb lounge with a vaulted ceiling and solid oak flooring, this bright reception room has two large full length windows to either side of the inglenook fireplace, with a log burning stove sitting on a brick hearth. Two windows and double French doors to the side of the room and giving access to the rear garden. Central heating radiator, television point and twelve power points.

Kitchen/Dining Area

10.55 x 4.04 (34'7" x 13'3")

A superb kitchen with a dining area and solid oak flooring. The kitchen has an excellent range of cream wall and floor units, with under unit lighting and marble effect worktop surfaces. Integrated dish washing machine, Flavel gas cooker with a cooker hood above. Circular stainless steel sink and drainer below the triple window to the rear. Two central heating radiators with heater covers. Inset ceiling spot lights. Double partially glazed doors to the lounge and family room. Twelve power points. Glazed entrance door to the side of the house.

Utility Room

6'6 x 6'8 (1.98m x 2.03m)

Plumbing for an automatic washing machine

and space for a tumble dryer, the utility room has a stainless steel sink and drainer below the window to the rear. Cloaks hanging area.

Snug/Gym

16'10 x 12'2 (5.13m x 3.71m)

A multifunctional room which could be used as a snug, or a gym, it has a triple window to the side of the house and a central heating radiator. Six power points.

Shower Room

9'11 x 3'7 (3.02m x 1.09m)

Fitted with a white three piece suite, which includes a shower cubicle, toilet and a wash hand basin. Heated towel rail and a double window to the front.

Dining Room/Family Room

27'10 x 13'9 (8.48m x 4.19m)

A large reception room with a double window to the rear and triple window to the side. The room has two central heating radiators with heater covers, ten power points, a television point and double French doors to the sun room.

Sun Room

12'6 x 12'7 (3.81m x 3.84m)

A useful addition to the house to take advantage of the sun, the sun room has windows on three sides and double French doors to the side. Eight power points.

Office/Bedroom 5

13'8 x 9'9 (4.17m x 2.97m)

This could be used as an extra bedroom if required, however it would make an ideal office, it has double windows to the front, a central heating radiator. Television point. Six



power points.

First Floor Landing

12'7 x 3'9 (3.84m x 1.14m)

Two power points.

Bedroom 1

27'8 x 14'11 (8.43m x 4.55m)

A large double bedroom with double French doors onto a Juliet balcony. Four built-in wardrobes offering excellent storage facilities. Two central heating radiators with heater covers. Television point and eight power points.

En Suite

10 x 5' (0.25m x 1.52m)

Fitted with a white three piece suite, which includes a wash hand basin with vanity unit, toilet and a shower cubicle. Velux window to the rear and a central heating radiator.

Bedroom 2

14'8 x 9'6 (4.47m x 2.90m)

A double bedroom with two velux windows to the front. Central heating radiator. Six power points.

Bathroom

9' x 8'8 (2.74m x 2.64m)

Fitted with a quality white three piece suite, which includes a jacuzzi bath with shower attachment. Toilet with toilet roll holder. Central heating radiator. Wash hand basin. Triple window to the rear.

Bedroom 3

16'4 x 9'1 (4.98m x 2.77m)

A double bedroom with a double window to the side and a built-in wardrobe. Central heating radiator. Six power points and a

television point.

Bedroom 4

12'20 x 9'3 (4.17m x 2.82m)

Another double bedroom with a double window to the side and a built-in wardrobe. Central heating radiator with heater cover. Television point and six power points.

Garage

A single integral garage, with an up and over door to the front.

Gardens

Generous sized gardens surrounding the property on all sides which are mainly laid to lawns. Private patio area in the rear garden. Ample parking for a number of cars on a block paved driveway in front of the garage.

Home Report

To access the home report for this property please log onto the below website and enter the reference number and postcode supplied.

www.packdetails.com

Ref: HP640161

Postcode: TD15 1XB

General Information

Full double glazing.

Full gas central heating.

All mains services are connected except for drainage, which is into a septic tank.

All fitted floor coverings are included in the sale.

Hot Tub included in sale.

Council tax band F.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm



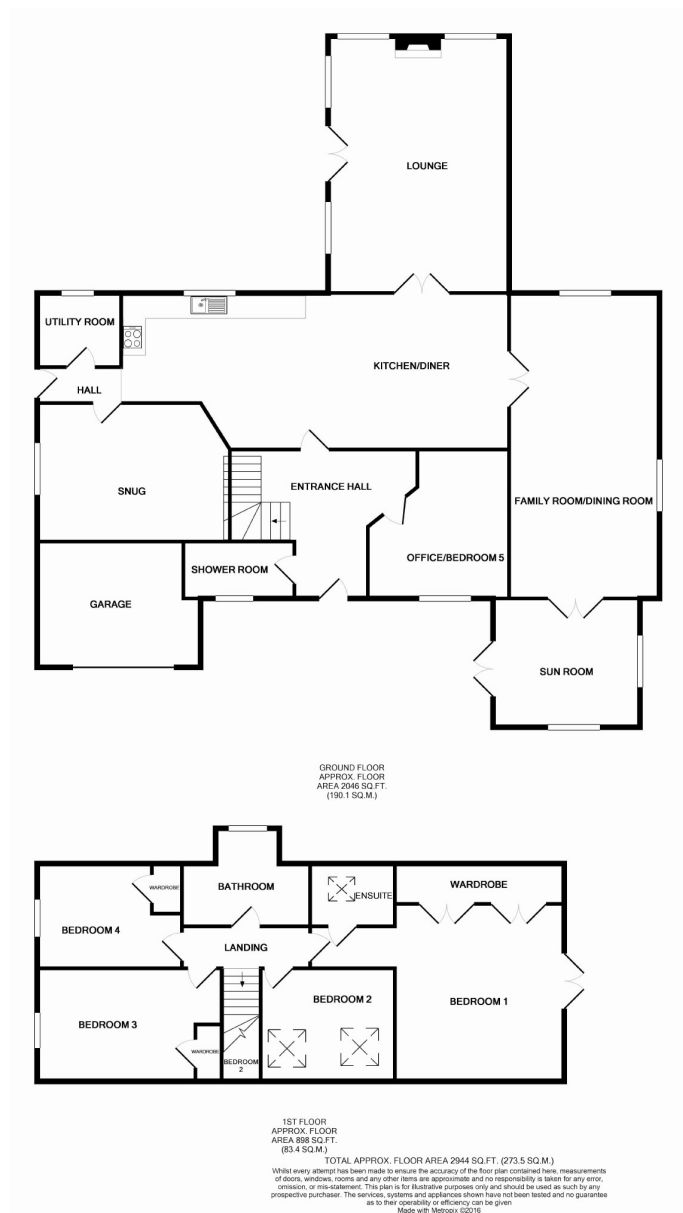
Saturday 9.00 am - 1.00 pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.





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