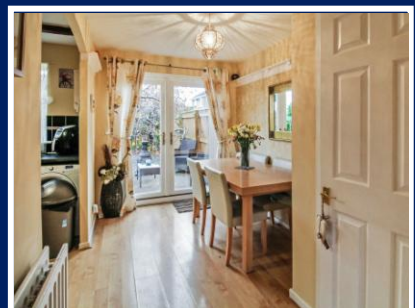




Lapwing Close, South Beach  
£135,000



**LENNON**  
PROPERTIES  
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## Lapwing Close, South Beach

Not to be missed! A fantastic property located on Lapwing Close in the ever popular South Beach Estate. The property is an ideal family home with 3 bedrooms, a large south facing garden and a multi-car driveway. It also falls within the catchment area for Bede Academy and is close to fantastic transport links and great amenities.

Internally, the property comprises; a large lounge with a feature fireplace, open plan dining area and modern kitchen with French doors leading to the garden. Then to the first floor there are 3 bedrooms and a family bathroom. Externally there is an attached garage, large driveway and a south facing garden.

Viewings are highly recommended so please contact us on 01670 719 600





EXTERNAL - FRONT

Very large front driveway with enough space for 3+ cars.  
Attached garage and additional on street parking.

LOUNGE

14' 8" x 13' 6" (4.476m x 4.139m)  
Entrance via lounge, with feature fireplace, stairs to the first floor and open plan to the downstairs accommodation

DINING AREA

7' 2" x 10' 6" (2.203m x 3.201m)  
Open plan to the downstairs accommodation, beautiful French doors open onto the garden and there is a large built in storage cupboard.

KITCHEN

6' 1" x 10' 5" (1.871m x 3.178m)  
Modern fitted kitchen open plan to the dining room.

STAIRS TO FIRST FLOOR AND LANDING

MASTER BEDROOM

13' 7" x 8' 6" (4.160m x 2.598m)  
Large double bedroom to the front of the property.

BEDROOM

5' 6" x 9' 7" (1.679m x 2.926m)  
Built in storage cupboard

BEDROOM

7' 11" x 6' 6" (2.417m x 2.002m)

EXTERNAL - REAR

Large south facing back garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. 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.