

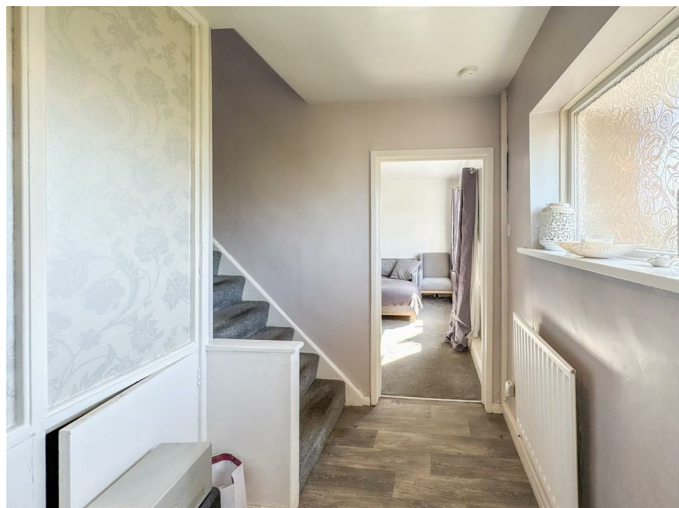


41 Burnbank, Leam Lane, NE10 8HY

£154,950

Located in the sought-after area of Burnbank, Leam Lane, this spacious four-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient ground floor w/c, ensuring practicality for everyday living. The heart of the home is the generous living and dining room, which boasts a charming feature fire surround, creating a warm and inviting atmosphere. French doors open seamlessly into a delightful conservatory, perfect for enjoying the garden views and natural light throughout the year. The well-appointed kitchen features an integrated oven and is complemented by a handy utility room, providing additional storage and workspace. The property also benefits from a low-maintenance garden to the rear, complete with a raised decked sun terrace, ideal for outdoor entertaining or simply relaxing in the sun. On the first floor, the landing grants access to four good-sized bedrooms, offering ample space for family members or guests. The bathroom is conveniently located to serve the needs of the household. This lovely family home is not to be missed, and viewings are highly recommended to fully appreciate its charm and potential. With its desirable location and spacious layout, it is sure to attract interest from those looking for a comfortable and practical living space.

ENTRANCE HALLWAY



GROUND FLOOR W/C



LIVING ROOM

21'5" x 11'10" (6.53m x 3.63m)



CONSERVATORY

9'10" x 8'0" (3.02m x 2.46m)



KITCHEN

14'11" x 9'1" (4.55m x 2.77m)



UTILITY ROOM

9'5" x 6'2" (2.89m x 1.88m)

FIRST FLOOR LANDING

BEDROOM ONE

12'4" x 12'0" (3.78m x 3.66m)



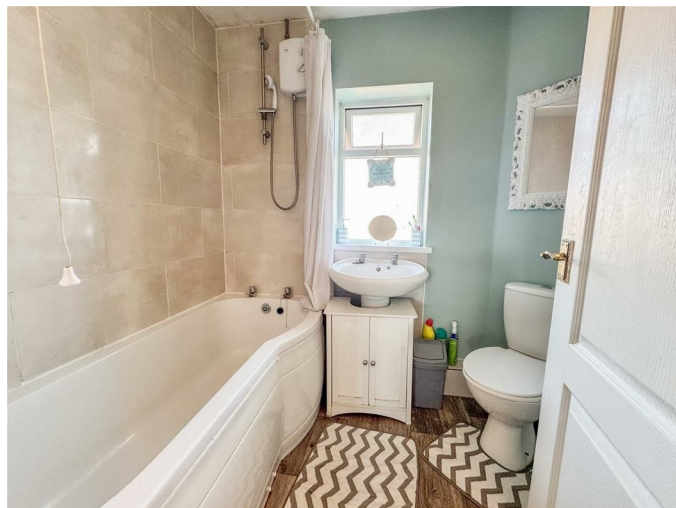
BEDROOM TWO

11'4" x 10'11" (3.47m x 3.34m)



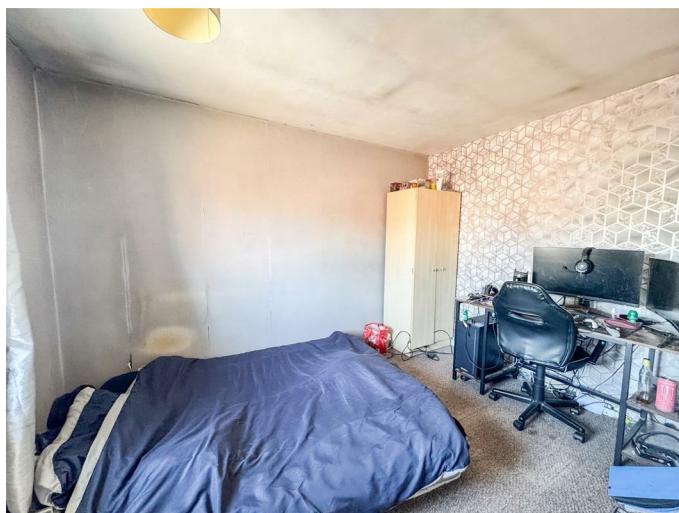
BATHROOM

7'3" 5'9" (2.22m 1.77m)



BEDROOM THREE

10'5" x 9'4" (3.18m x 2.86m)



EXTERNAL



Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

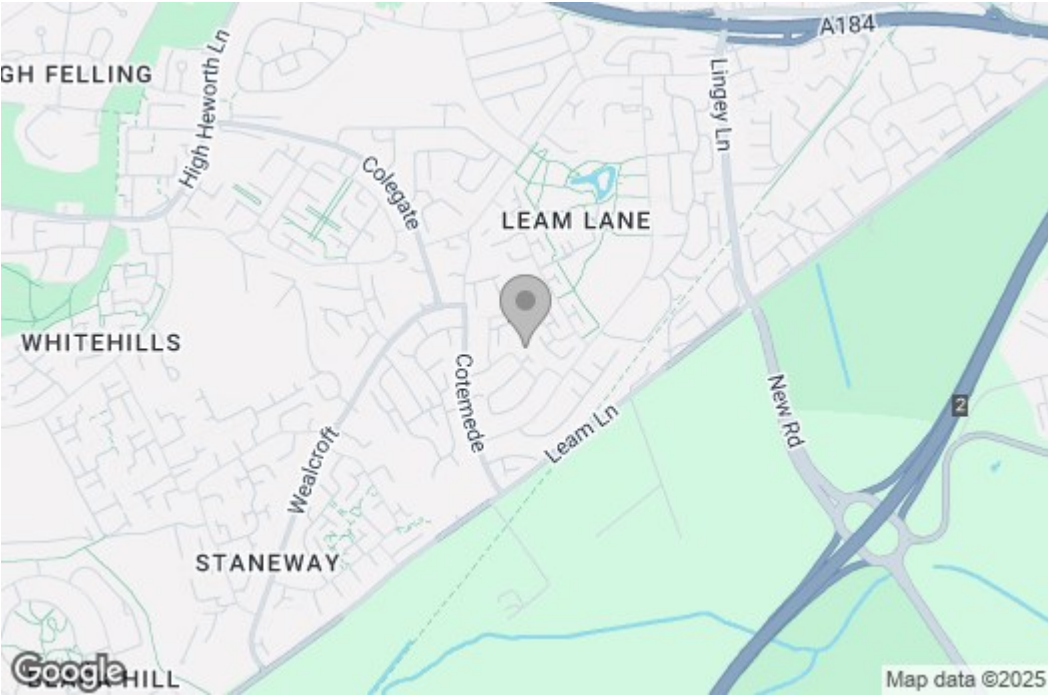
BEDROOM FOUR

10'5" x 6'6" (3.19m x 1.99m)

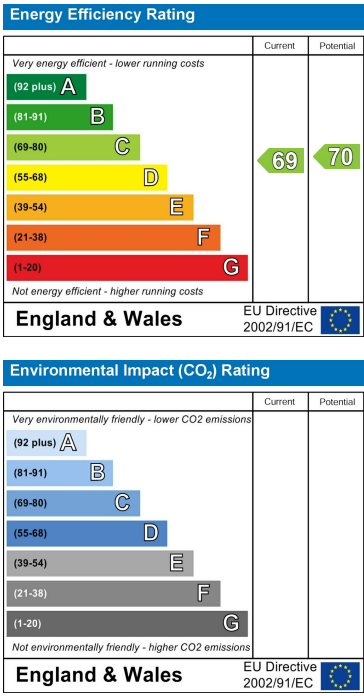


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.