



Lacey Street Longhoughton

- Semi-detached
- Three bedrooms
- Village location
- Conservatory
- Gardens and off-street parking
- Gas central heating

Guide Price: **£219,950**



9 Lacey Street Longhoughton, Alnwick Northumberland NE66 3AH

Located in the desirable coastal village of Longhoughton and within walking distance to the sandy beach at Sugar Sands, this semi-detached house is a superb family home and comes with a large conservatory at the rear that provides additional reception room space. The large conservatory leads out to the mature rear garden that isn't overlooked by any houses at the rear facing the property and includes useful storage sheds. The wood burning stove in the lounge creates a cosy space and adds character to the room and the kitchen has room for a table and chairs. Upstairs there are three bedrooms and a bathroom that includes a separate shower cubicle as well as the bath. Ample parking is available off-street on the drive that continues down the side of the house and enclosed with a five bar gate.



The village of Longhoughton has a thriving community and is appealing to families with young children as there is a primary school in the village. The local co-op is great for essentials and the well-regarded 'Running Fox' artisan bakery and café is nearby. Dog walkers especially value the close proximity to the coastal walk and beaches at sugar sands and Boulmer. The neighbouring villages of Lesbury, Alnmouth, Embleton and Craster are easily accessible, whilst the nearby historic town of Alnwick offers a larger range of shopping and leisure facilities. Longhoughton is convenient for the East Coast Main Line railway service at Alnmouth station as well as road links to the A1.



HALL

Double glazed composite door and side light | Double glazed window | Wood flooring | Radiator | Stairs to first floor | Understairs storage cupboard

LOUNGE

14' 0" x 12' 2" (4.26m x 3.71m)

Double glazed window | Wood flooring | Woodburning stove on Granite hearth | Radiator | Coving to ceiling

DINING KITCHEN

20' 10" x 9' 2" (6.35m x 2.79m)

Double glazed window | Fitted wall and base units with feature lighting | Stainless steel sink | Double electric oven | Gas hob | Extractor hood | Space for washing machine | Space for tumble dryer | Space for fridge/freezer | Space for dishwasher | Part tiled walls | Tiled floor | Radiator | Cupboard housing boiler | Space for table and chairs | Double glazed French doors to conservatory



CONSERVATORY

12' 2" x 11' 10" (3.71m x 3.60m)

Double glazed windows | Double glazed French doors to the rear garden | Laminate flooring | Radiator

FIRST FLOOR LANDING

Loft access to a mostly boarded loft with pull down ladder and light

BEDROOM ONE

12' 2" max x 12' 9" (3.71m max x 3.88m)

Double glazed window | Fitted wardrobes | Radiator



BEDROOM TWO

11' 11" x 11' 4" max into recess (3.63m x 3.45m max into recess)

Double glazed window | Radiator



BATHROOM

Two double glazed frosted windows | Tiled floor | Close coupled W.C. | Bath with mixer tap and shower attachment | Shower cubicle with electric shower | Wash hand basin with cabinet | Part tiled walls | Coving to ceiling | Radiator



BEDROOM THREE

9' 1" x 7' 8" (2.77m x 2.34m)

Double glazed window | Radiator | Storage cupboard

EXTERNALLY

Five bar gate to block paved drive | Gravelled front garden | Rear garden with fenced boundaries | Lawn | Metal shed | Dog kennel/cattery | Water feature | Rockery | Patio | Side access gate

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains gas
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: NO
- Parking: Driveway parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

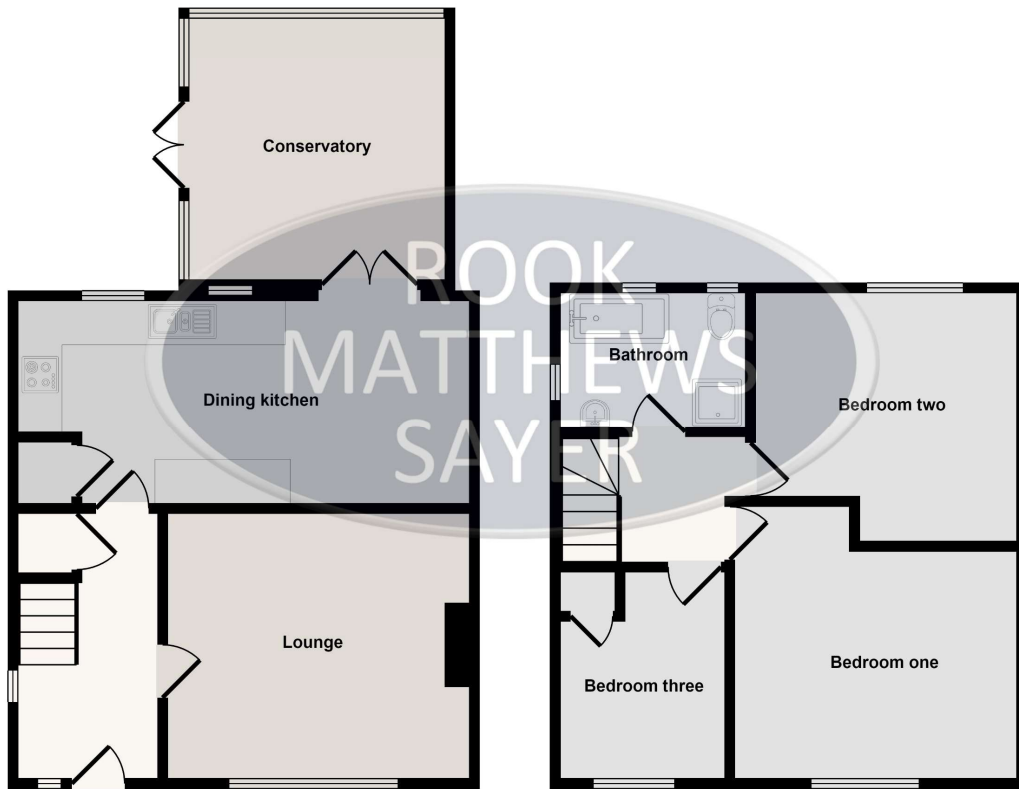
COUNCIL TAX BAND: A

EPC RATING: D

AL008127/DM/RJ/13.03.2024/V2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Lacey Street, Longhoughton

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1

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