



## Kiln Lonnen

### Shilbottle

- Semi-detached house
- Large rear garden
- No chain
- Three bedrooms
- Garage and drive
- Open aspect at the front

**Offers Over £180,000**

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# 6 Kiln Lonnen

## Shilbottle NE66 2UR

### DESCRIPTION

This three bedroom house in Shilbottle is situated in a fantastic position with a superb open aspect at the front overlooking an open field. The garden at the back extends further behind the garage which makes this quite a substantial plot, and off-street parking is also available directly in front of the house. A conservatory has been added at the rear, and the lounge includes a feature fireplace incorporating a multi-fuel stove. Both the kitchen and bathroom are fitted with modern units and tiling. There is no upper chain and the property is available with vacant possession.



### HALL

Double glazed entrance door | Tiled floor | Radiator | Under stairs cupboard | Staircase to first floor | Doors to lounge and kitchen

### LOUNGE 18' 0" x 12' 2" (5.48m x 3.71m)

Double glazed window | Radiator | Coving to ceiling | Double glazed French doors to conservatory | Multi-fuel stove with brick surround and stone paved hearth

### CONSERVATORY 9' 6" x 8' 8" (2.89m x 2.64m)

Double glazed windows | Radiator | Light | Power sockets



### KITCHEN 11' 7" x 8' 11" (3.53m x 2.72m)

Radiator | Double glazed window | Tiled floor | External composite door to garden | Door to hall | Downlights | Fitted units | Gas hob | Extractor hood | Electric oven | 1.5 stainless steel sink | Space for dishwasher | Space for washing machine | Central Heating boiler | Integrated fridge and freezer

### FIRST FLOOR LANDING

Loft access | Doors to bedrooms and bathroom

### BEDROOM ONE 11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window | Radiator

### BEDROOM TWO 8' 7" x 9' 0" (2.61m x 2.74m)

Double glazed window | Radiator

### BEDROOM THREE 6' 0" x 11' 4" (1.83m x 3.45m)

Double glazed window | Radiator



### BATHROOM

Double glazed frosted window | Tiled walls and floor | Bath with electric shower | Cabinet with integrated wash hand basin | Close coupled W.C. | Chrome ladder heated towel rail | Vanity light and shaving point | Extractor fan | Under-floor heating

### GARAGE 19' 0" x 16' 10" (5.79m x 5.13m)

Up & over garage door | Light & power | Double glazed window at the rear | Workbench

**FRONT EXTERNAL**

Tarmac drive with brick wall surround

**REAR GARDEN**

Shared drive leading to a rear tarmac and paved area | Garage with up and over garage door and side door access | Lawn | Fenced boundaries

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas central heating (Mains Gas)  
Broadband: ADSL copper wire  
Mobile Signal Coverage Blackspot: No blackspot  
Parking: Drive at the front, shared drive at the side leading to the garage and rear garden

**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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

**AGENTS NOTE**

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

**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: C**

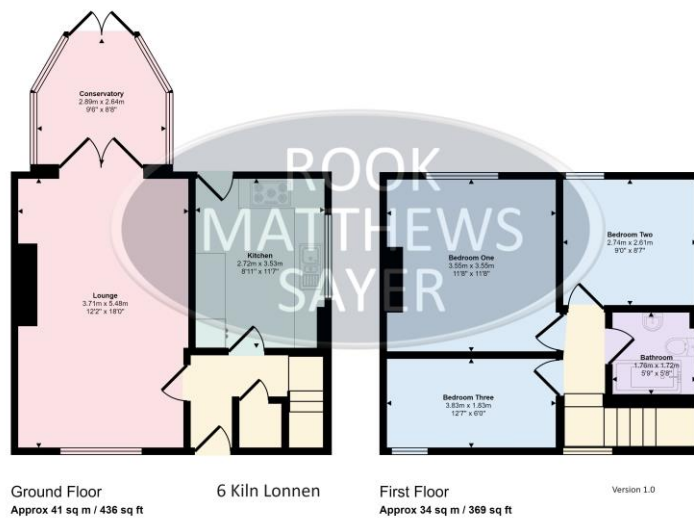
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area  
75 sq m / 805 sq ft



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.

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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