



## The Glebe

### Stannington

- Detached Family Home
- Four Bedroomed
- Fantastic Location
- No Onward Chain
- Enclosed South Facing Garden
- Private Driveway and Garage

**Asking Price £325,000**

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# The Glebe Stannington

Very rarely found on the market, sits this spectacular detached family home on The Glebe, Stannington. The property boasts a fantastic location, tucked away within a quiet and highly desirable village. Internally the property offers a vast amount of space with scope to put your own stamp on your new forever home, with a mature south facing garden. Stannington itself is a quaint little village which offers very easy access into the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises: - Large entrance hallway, downstairs W.C. impressive open plan lounge/diner which has floods of natural light and has been fitted with carpet throughout. The large lounge/diner is a great space for families with plenty room for your dining table and chairs. This room seamlessly offers access to the conservatory to the rear, where you have fabulous views over the garden. The kitchen has been fitted with a range of light wood wall and base units, offering an abundance of storage and large picture-perfect window to enjoy the views. Integrated appliances include an electric oven, gas hob and microwave. To the back of the kitchen, you further benefit from access to the double garage.

To the upper floor of the accommodation, you have four good sized bedrooms, two doubles and two singles. All of which have been carpeted throughout and offer excellent storage. The second bedroom further benefits from its own wash basin. The family bathroom has been fully tiled and includes fitted hand basin, shower and W.C.

Externally, the property has a private driveway and a double garage which is currently used as storage. The garage further benefits from an electric remote-controlled door. To the rear you have a stunning mature south facing garden with patio area, which is full of vibrancy and life making it ideal for those who enjoy outdoor living at its finest.

With no onward chain, this is a must view to appreciate the space on offer.

- Lounge: 18.96 x 12.03 Max Points (5.72m x 3.73m Max Point)
- Diner: 9.46 x 8.58 Max Points (2.84m x 2.57m Max Points)
- Kitchen: 9.77 x 9.32 Max Points (2.92m x 2.82m Max Points)
- W.C.: 5.14 x 2.93 Max Points (1.55m x 0.88m Max Points)
- Porch: 4.24 x 7.10 (1.28m x 2.39m)
- Conservatory: 11.32 x 6.13 (3.43m x 1.85m)
- Bedroom One: 11.45 x 12.04 (3.45m x 3.66m)
- Bedroom Two: 11.45 x 9.75 Max Points (3.45m x 2.92m Max Points)
- Bedroom Three: 7.47 x 11.45 (2.24m x 3.45m)
- Bedroom Four: 8.74 x 7.22 (2.62m x 2.18m)
- Bathroom: 7.13 x 7.54 Max Points (2.16m x 2.26m Max Points)

## PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas Central Heating
- Broadband: Fibre to Premises
- Mobile Signal / Coverage Blackspot: No
- Parking: Driveway and garage

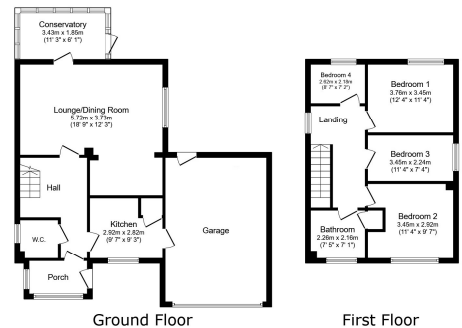
## TENURE

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

- EPC Rating: D
- Council Tax Band: E

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any roof floor area), lengths and distances are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. © public domain (see www.landmark.gov.uk)

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

**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.

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