Gentian Court, Longframlington, Morpeth, Northumberland

£140,000



Full Description

A beautiful home enabling you to escape to the country and live within this area of outstanding natural beauty. Elizabeth Humphreys Homes are proud to bring to the market this attractive 2 bedroomed ground floor apartment, a great alternative to a bungalow being on the ground floor, and located on the edge of the Northumberland village of Longframlington. This lovely home, which is being sold via the Discount Market Value scheme at 30% below market value where you do own 100% of the home, benefits from an attractive front garden, plenty of parking to the rear, uPVC windows and composite doors, contemporary quality white internal doors, good broadband and all the other usual mains connections. This attractive home, with some of the builders guarantee remaining, is well placed to enjoy countryside living and is ready and waiting to welcome its new owners.

Longframlington has a number of local amenities including an award-winning village shop, a well-known and popular butcher, public houses, The Running Fox café, doctors' surgery, hairdresser, and Longframlington gardens. The Memorial Hall has lots of activities suitable for all the family, there is a walking club, a dog walking area in the centre of the village and a children's play area. The village also benefits from good transport links to

Morpeth and Newcastle. From Longframlington, Scotland is also very easily accessible.

A path between a lawn leads to the composite front door which opens into the living room which is a spacious light and airy room with a window to the front. The room is tastefully decorated and benefits from a sumptuous carpet adding comfort as you move throughout and is a perfect space in which to relax with family and friends.

The kitchen-diner offers a good number of wall and base units with a cream-coloured shaker style door complemented by a contrasting wood-look laminate work surface. In terms of fitted equipment, there is a four-ring LPG gas hob beneath a stainless-steel splash back and chimney style extractor fan, an under-bench oven, a full height fridge freezer and a single bowl stainless steel sink with a chrome mixer tap above. There is plenty of space to sit and dine and there is the option to incorporate a breakfast bar if you so wished. The space is finished with wood-look vinyl flooring creating a sleek and stylish look. The boiler is housed in a wall unit for ease of access adjacent to a utility space which offers space and plumbing for a washing machine and further work surfaces and storage. A composite door, with privacy glass, provides external access to the rear of the property where there is plenty of parking available.

A central hallway provides convenient access to the bedroom accommodation and the bathroom. The bedrooms are completed with a sumptuous carpet matching that of the living room creating a seamless transition between the different spaces.

The principal bedroom is a spacious light and bright double room with a window capturing views to the front. There is a good-sized storage cupboard and plenty of space for additional furniture within this restful room.

Bedroom 2 is a double room with a window to the front. There are plenty of storage options available.

The bathroom comprises a bath with a shower over behind a pivot door, a concealed cistern toilet with a push button behind, a floor standing vanity unit with storage beneath and an inset hand wash basin on top and a white towel radiator ensures added comfort. The space is attractively tiled creating a crisp and fresh look and the flooring matches that of the kitchen-diner creating continuity between the spaces.

Tenure: Leasehold
Council Tax Band: A £1681.92
EPC: B

“We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need

to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

Important Note:
These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Discount market value home sold at 30% below market value but you own 100% of the home
- Plenty of parking to the rear
- Garden
- Walk to shops and pubs
- Sought after village with great amenities
- Walk to bus
- Well designed ground floor apartment a great alternative to a bungalow
- Light and spacious
- Builders guarantee

Contact Us

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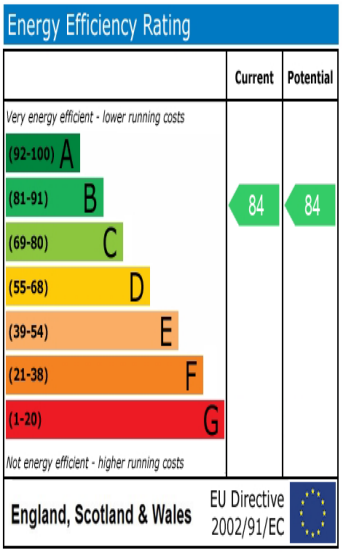












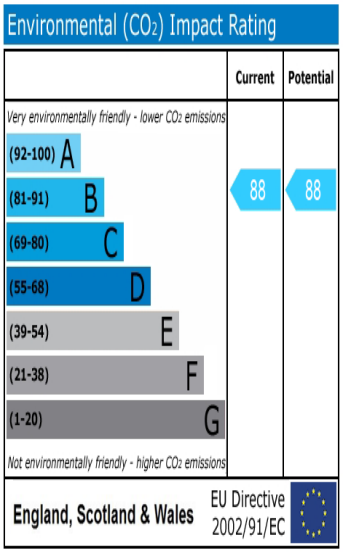
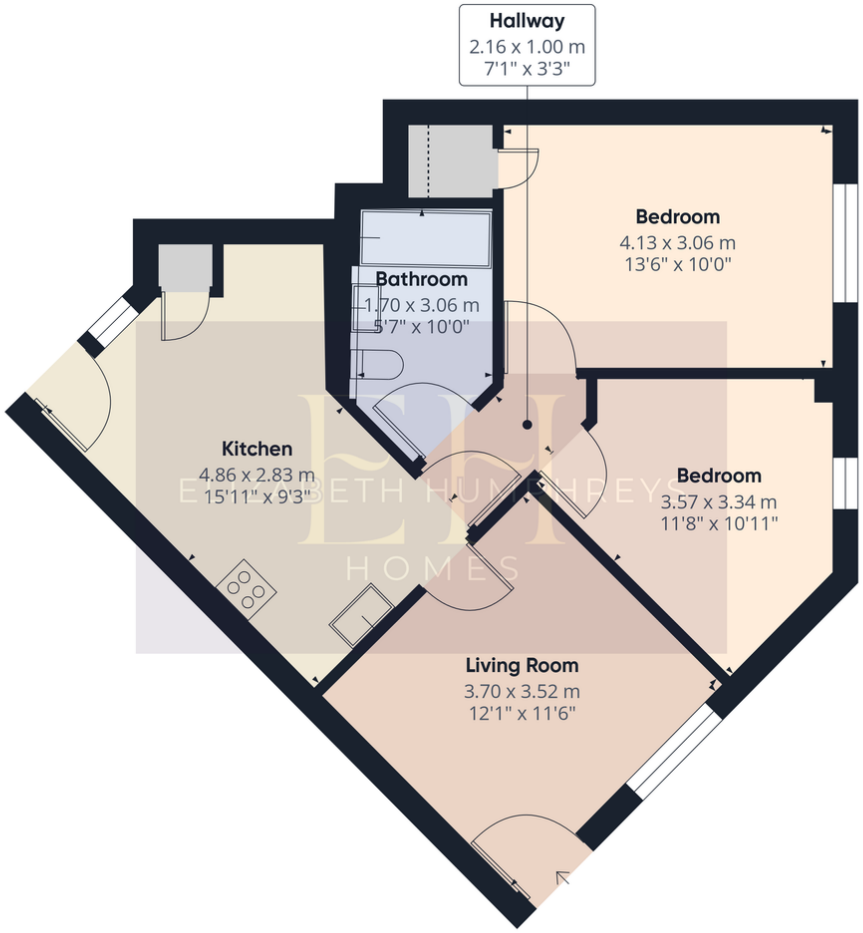


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Approximate total area(1)

59.8 m²

645 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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