

Lullingstone Crescent, Ingleby Barwick



Asking Price £225,000

IH INGLEBY HOMES





Impressively updated, stylish and remodelled, this large property delivers superb living space over three outstanding levels.

Available with 'No Forward Chain' and appealing to a wide variety of buyers, the extensive accommodation is flexible and can be optimised to suit a new owner. The fantastic kitchen with 'Brick-Slip' feature wall and 'moveable' island, superb 'Cinema Room' and stunning, remodelled top floor bathroom - are all stand out features within the living space which is well presented and brought to a high standard throughout.

Currently, the accommodation comprises an entrance hall, useful boot room, study, cloakroom/WC and impressive open-plan kitchen/diner with 'French' doors to the landscaped garden on the ground floor. The first floor brings the fabulous cinema room (former large double bedroom) - which can possibly be left with some of the furniture and equipment, subject to negotiation. You also find a main living room complete with built-in media wall, and stylish shower room on this level. Three further bedrooms, one being optimised currently as a dressing room with built-in robes, and the stunning remodelled feature bathroom occupy the second floor.

Position with this popular Ingleby Barwick location and enjoying a corner position with rear garage and drive, with a low-maintenance landscaped garden laid to paving, fence enclosed and gated. Ingleby Homes recommended.

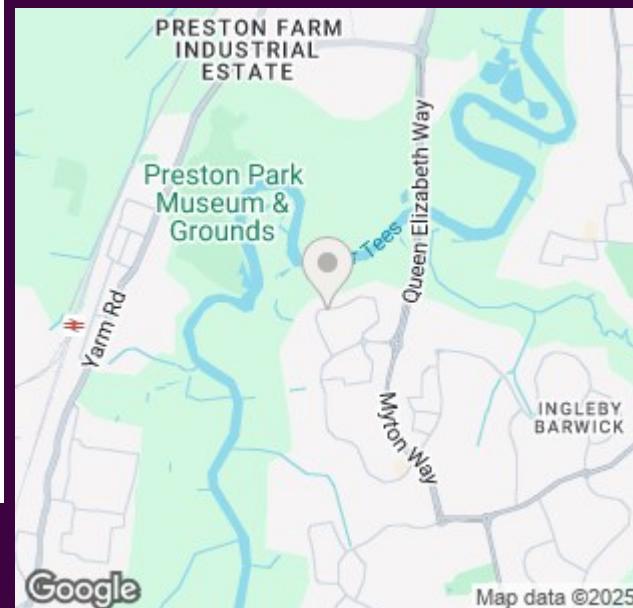
The Layout



Council Tax Band:
D
Tenure:
Freehold

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| England & Wales | | England & Wales | England & Wales |

The Location





- A fine example of its kind, significantly improved and remodelled
- Generous and flexible accommodation over three levels
- Fabulous 'Cinema Room'
- Stunning refitted and remodelled second floor main feature bathroom
- Kitchen with moveable 'Island' and lounge with built-in media wall
- Ingleby Homes recommended, viewing essential
- Drive and garage to rear
- No forward chain



www.ingleby-homes.co.uk
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