

Jacob Drive,
Middletown



£230,000

IH INGLEBY HOMES





A fantastic home built by 'Linden' homes being built to the striking 'Maddison' - flooded with light, this three-bedroom detached home is a beautifully appointed and set across two impressive levels.

You arrive into the airy hallway, with a large living room to the front, and a superb open-plan kitchen/dining/living area to the rear - with utility and cloakroom/WC completing the ground floor.

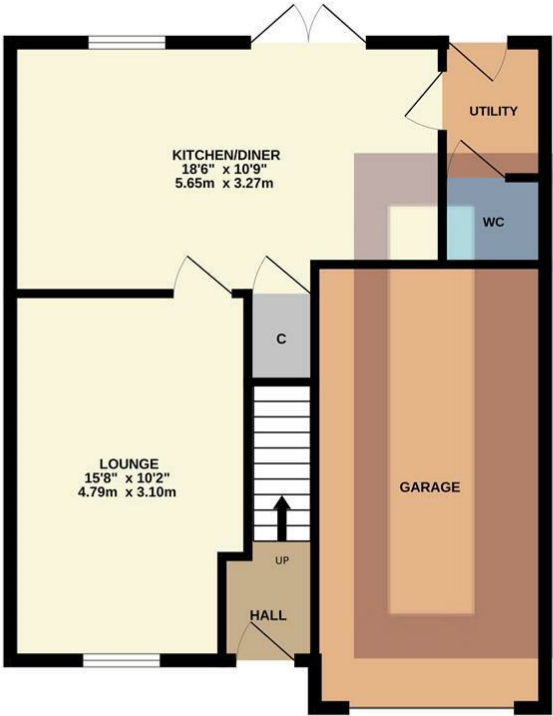
The living room is an elegant, soothing space, while the kitchen-diner serves as the heart of the house, with double doors leading out to the attractive rear garden. Move on up the staircase to the first floor and three spacious bright bedrooms. The 'Master' bedroom has access to its own ensuite shower room, and there's also a separate modern family bathroom.

A block-paved drive allows ample off-road parking and approaches the garage, complimented at the rear with an enclosed garden bringing near end patio, lawn and far -corner gravel seating area.

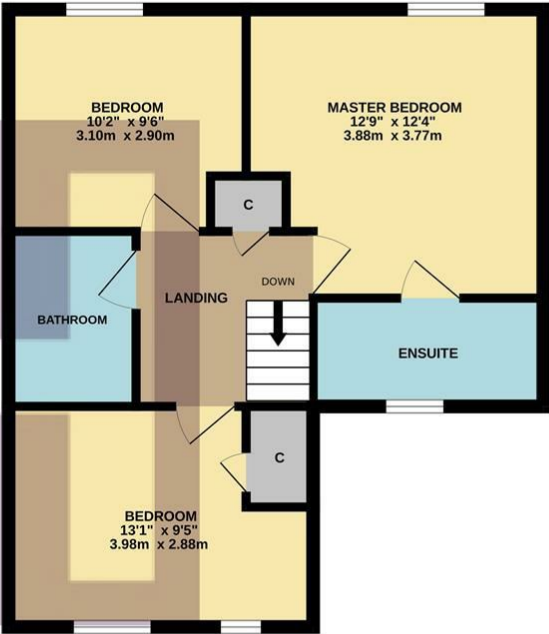


The Layout

GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



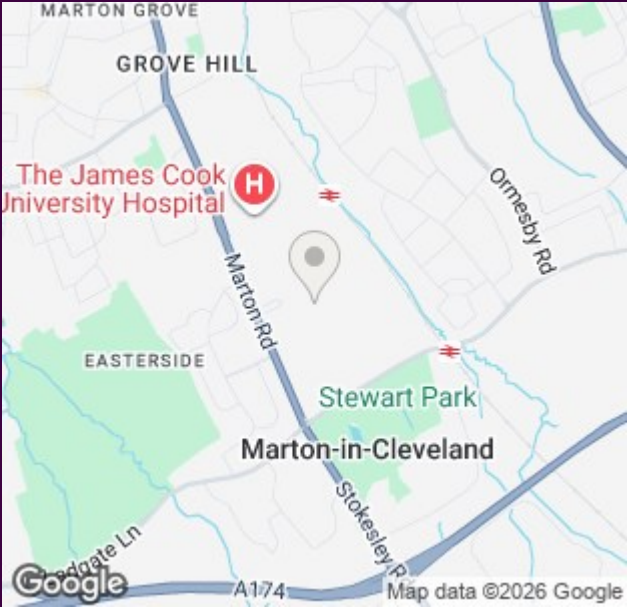
1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band:
Tenure: Freehold



- Built by Lined Homes to the popular 'Maddison' design
- Modern and especially spacious living accommodation
- Desirable development close to 'James Cook University Hospital'
- As short walk to 'Middlesbrough Sports Village' and 'Stewart Park'
- Impressive open-plan kitchen/diner with utility/cloakroom/WC off
- Three great bedrooms, 'Master' with ensuite
- Early viewing advised



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