



54 Kenton Lane

Kenton



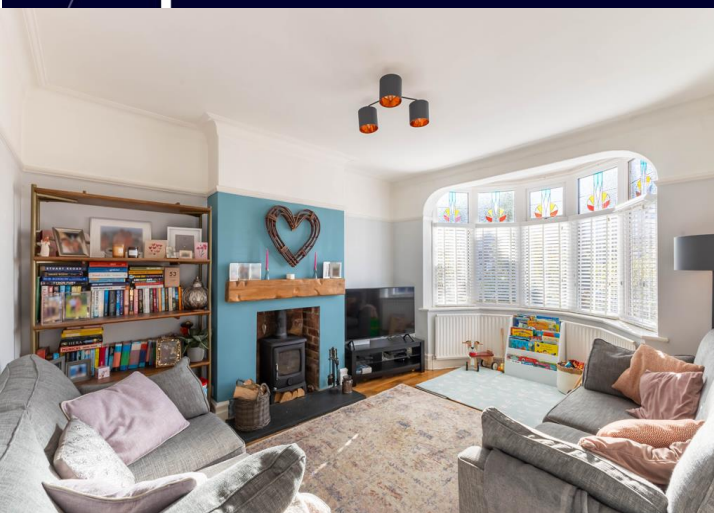
54 Kenton Lane, Kenton, NE3 3BT

Kenton Lane is a truly impressive three bedroom semi-detached property, thoughtfully designed and finished to a high standard throughout.

The much loved accommodation is well balanced and comprises a welcoming living room, a spacious kitchen/diner, utility room, downstairs WC, three well proportioned bedrooms, and a modern family bathroom.

Kenton Lane is ideally located to provide easy access to Gosforth High Street with its shops, cafes, amenities and to the transport links of Kenton Lane providing excellent access to Newcastle City Centre and to the A1.

Upon entering the property, you are greeted by a spacious entrance hallway featuring beautiful original panelling, which immediately adds character of the home. This is complemented by charming stain glass windows and decorative coving. The living room is positioned at the front of the property and is enhanced by a striking bay window that enjoys a south-easterly aspect, allowing for an abundance of natural light. The addition of a recently installed log burner provides both a focal point and a cosy atmosphere. The kitchen/dining area forms the heart of the home, offering an excellent space for both everyday family living and entertaining. It is fitted with contemporary wall and base units and benefits from double French doors that open directly onto the large, well maintained rear garden. The kitchen is equipped with integrated AEG appliances, including an induction hob, oven, fridge freezer, and dishwasher, while the boiler is also conveniently housed here and serviced annually. The adjoining utility room continues the same high quality finish, providing additional storage and workspace, along with access to the rear garden and internal entry to the garage, which is fitted with an electric roller door. Further practicality is provided by under-stairs storage and a conveniently located downstairs





On the first floor, a beautiful stained glass window continues the property's character as you arrive on the landing. There are three bedrooms, two of which are generous doubles. The principal bedroom benefits from a bay window, while the second bedroom includes modern built in wardrobes. The family bathroom is well appointed with a four piece suite, including a freestanding bath, and is finished with tasteful tiling to both the walls and floor. The loft offers a substantial boarded space, providing excellent additional storage.

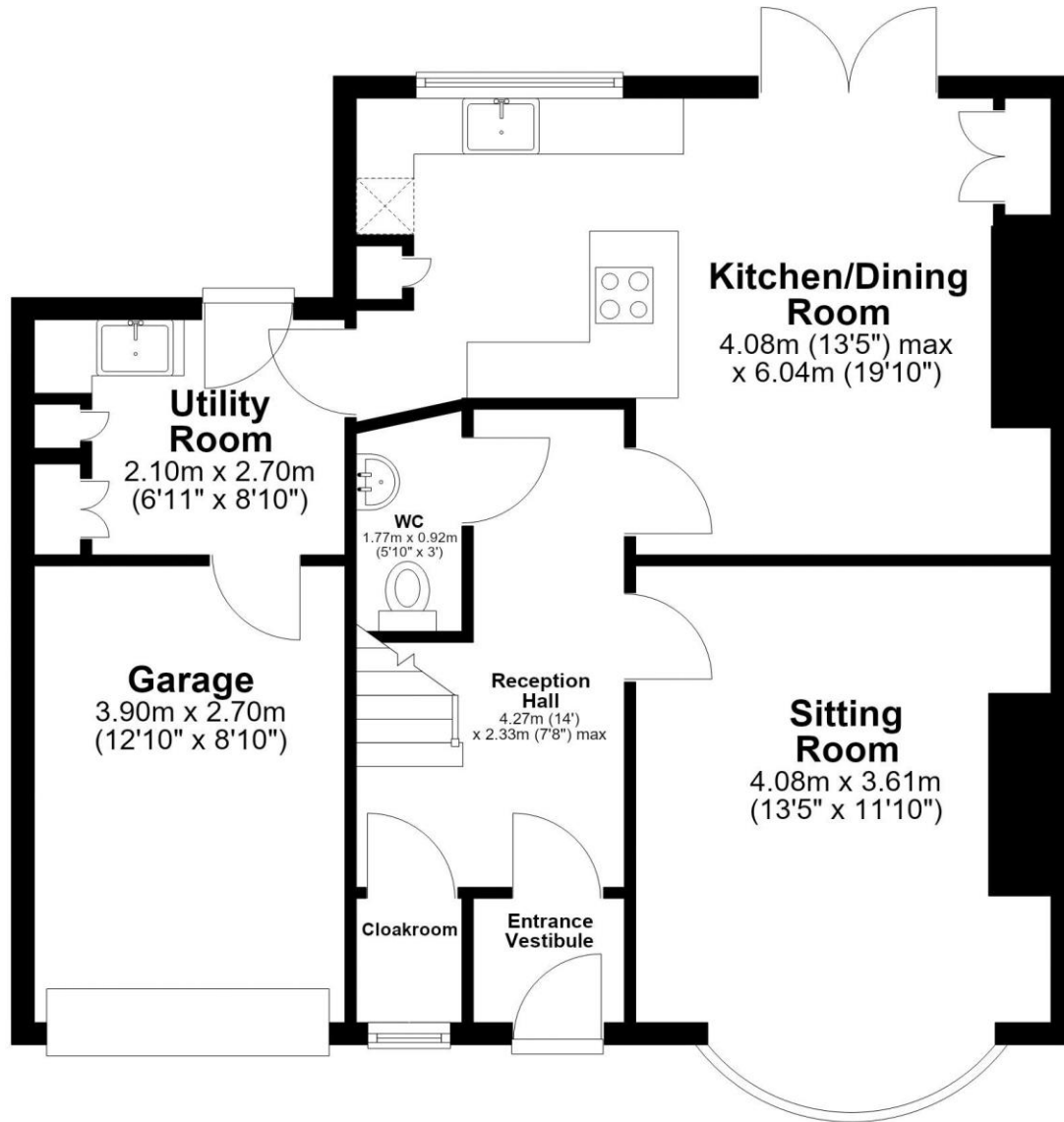
Externally, the property continues to impress with a driveway to the front, a single garage and well maintained front and rear gardens. The generous rear garden is a particular highlight, offering ample outdoor space for relaxing and entertaining, with plenty of room to enjoy outdoor living during the summer months.

Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

Price Guide: Guide Price £350,000

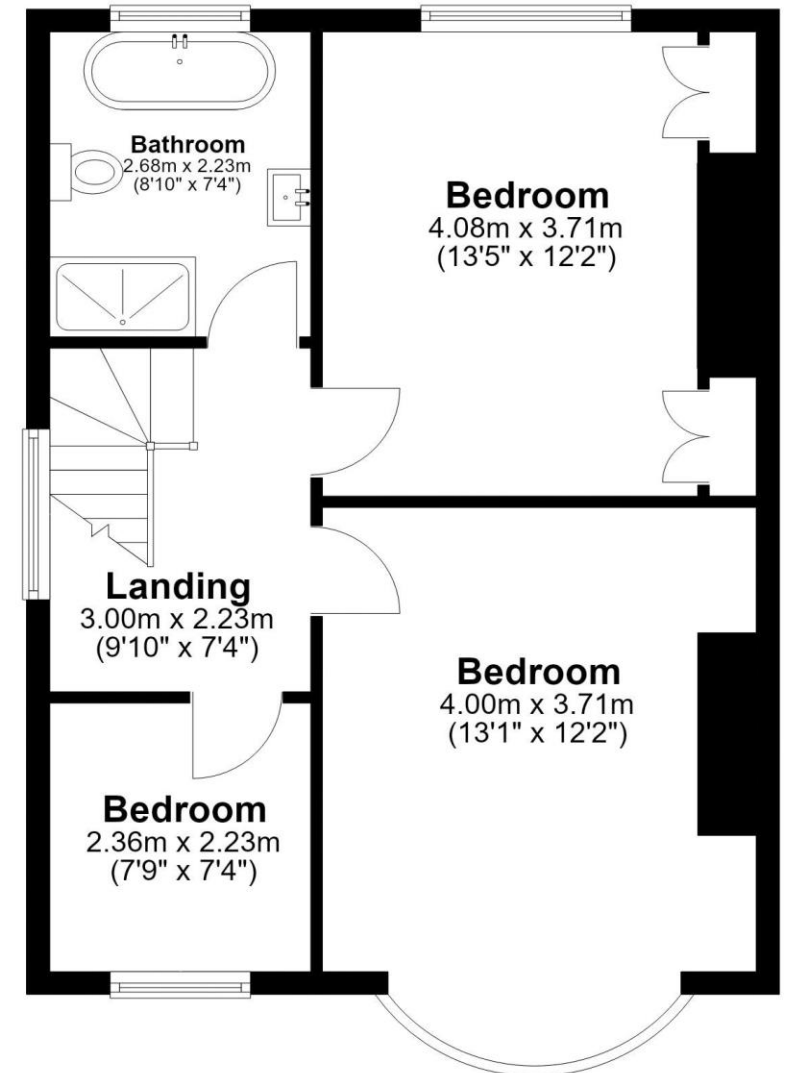
Ground Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 117.5 sq. metres (1264.4 sq. feet)

54 Kenton Lane, -





SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033

