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LEASINGTHORNE WAY, GREAT PARK, NE13

Offers Over £240,000

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Spacious and well-presented three-storey townhouse situated on Leasingthorne Way within the highly desirable Great Park development in Newcastle upon Tyne, offering modern and versatile accommodation.

The property features a bright kitchen/dining room spanning the rear of the ground floor, while the first floor provides a generous lounge with a Juliet-style balcony alongside an additional bedroom. The second floor hosts two bedrooms, including a main bedroom with en-suite, along with a family bathroom. The property further benefits from driveway parking, a garage and a well-maintained rear garden.

Ideally positioned within Great Park, the home is close to local shops, schools and amenities, with excellent transport links into Newcastle city centre and beyond.

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The internal accommodation comprises: an entrance hallway with a ground-floor WC and staircase leading to the first floor. To the rear of the property is a full-width kitchen/dining room, fitted with a range of modern wall and base units, offering ample storage and workspace, along with space for dining. The room benefits from excellent natural light and direct access to the rear garden, creating a bright and sociable environment.

The first-floor landing provides access to a spacious full-width lounge, featuring a Juliet-style balcony that allows for additional light and an open outlook. Also on this level is a well-proportioned bedroom, ideal for use as a guest room.

To the second floor, there are two bedrooms, including a generous main bedroom benefiting from an en-suite shower room. A further bedroom is served by the family bathroom, which comprises a bath with overhead shower, WC and wash hand basin.

Externally, the property benefits from a multi-vehicle driveway leading to an integral garage. To the rear is an enclosed garden featuring a combination of lawned and paved areas, along with a pergola and seating space, providing an ideal setting for outdoor relaxation and entertaining.



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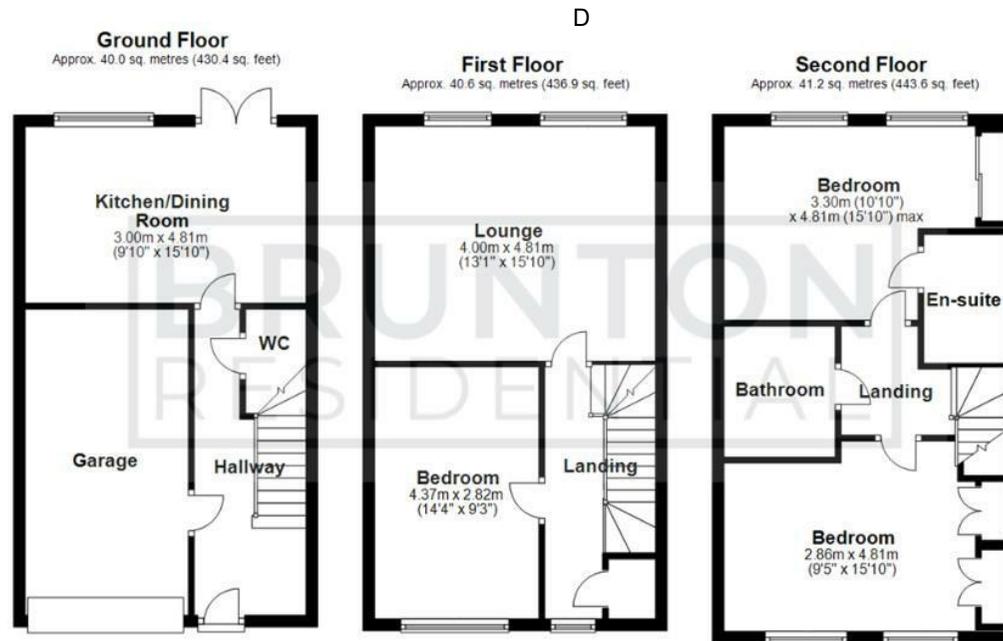
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 121.8 sq. metres (1311.0 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Energy Efficiency 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			
		76	85
England & Wales		EU Directive 2002/91/EC	

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