



# 21 Townfoot

Lesbury



SANDERSON  
YOUNG





**21 Townfoot  
Lesbury, Alnwick, Northumberland,  
NE66 3BR**

**Impressive five bedroom, stone built detached house, with an excellent corner plot in this exclusive modern development in Lesbury, with a double width driveway and double garage, and attractive south facing, landscaped garden with Summerhouse and paved patio terraces.**

A superb five bedroom detached house, constructed in 2019 by Lindisfarne Homes, and one of only 10 luxury four and five bedroom detached family homes in this quiet cul de sac in the centre of Lesbury village.

The excellent family home is ideally located for the Northumberland coastline, only a few miles from the coastal villages of Alnmouth & Boulmer, and approx. 3 miles from Alnwick, for a wide range of amenities, Alnwick Castle & Garden.

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**Price Guide:**  
Guide Price £725,000

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The house has been further improved by the current owners over the last 4 years, with a cast iron wood burning stove added to the sitting room, electric blinds fitted to the garden room & living area, a larger style bath fitted in the family bathroom and the garden landscaped with excellent planting and screening, a timber summerhouse and raised planted beds.

Ground floor - Reception hallway | Cloakroom/wc | Superb sitting room with wood burning stove and dual aspect windows overlooking the garden | Magnificent open plan kitchen and living space which forms the heart of this family home | Stylish fitted kitchen with a range of cabinets with Silestone worktops, a large central island/breakfast bar and integrated appliances which include; dishwasher, fridge/freezer, wine fridge, Quooker tap, and a freestanding range cooker | Informal living/dining area opening from the kitchen area and leading through to the garden room | Garden room, currently used as a dining room, with full height vaulted ceiling and glazing to two elevations - French doors open to the paved patio terrace | Utility room with a range of cabinets, plumbing for washing machine, space for a tumble dryer and access to a double garage.

First floor - First floor landing | Master bedroom | Well appointed Ensuite shower room/wc | Guest bedroom with fitted wardrobes | Ensuite shower room/wc | Two further double bedrooms | Single bedroom five | Family bathroom/wc with larger style bath and separate shower.



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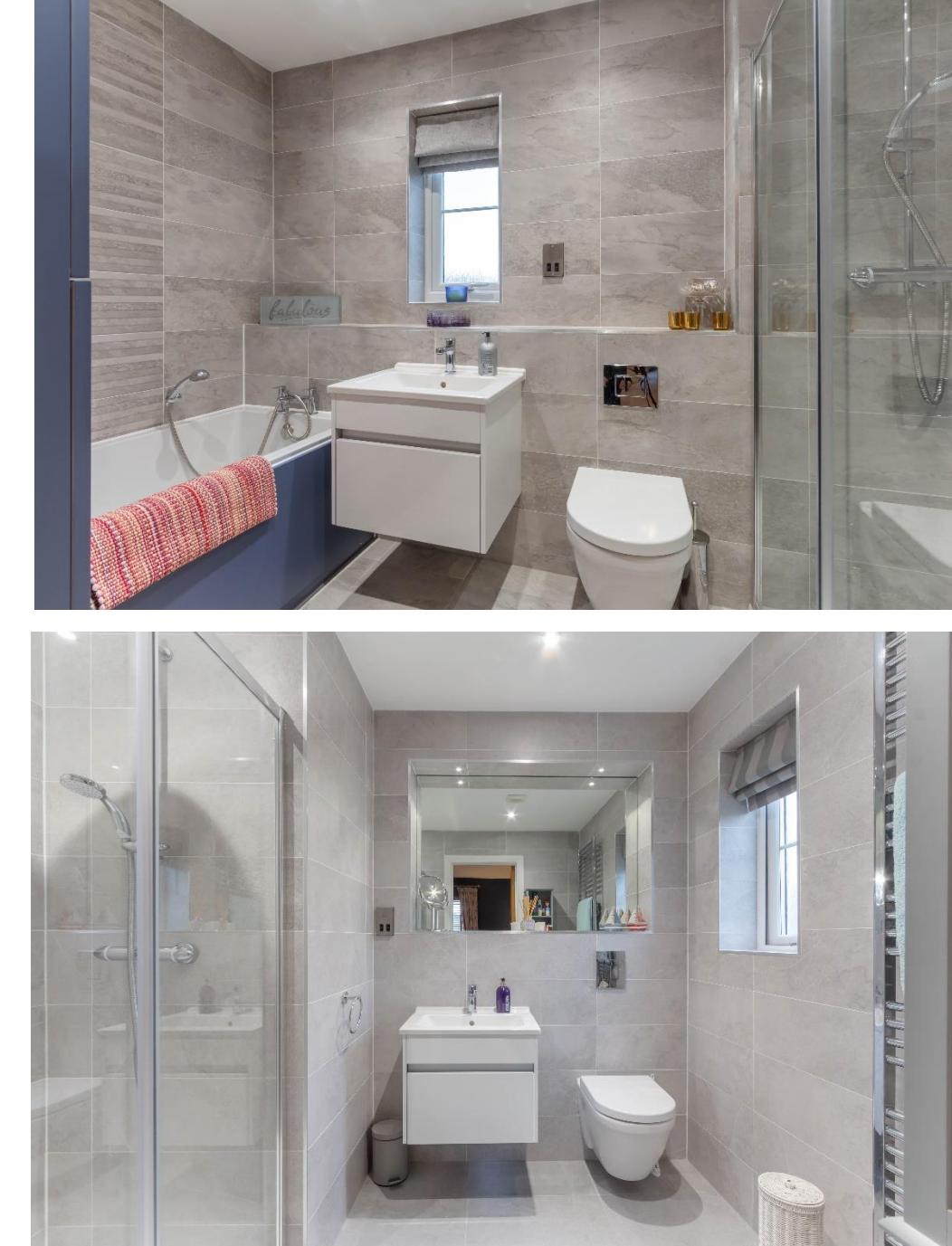


## FLOOR PLANS



## ROOM MEASUREMENTS

LOUNGE	5.8M X 4.2M	19'0" X 13'9"	BEDROOM 1	4.2M X 3.4M	13'9" X 11'2"
KITCHEN	7.2M X 3.8M	23'7" X 12'5"	BEDROOM 2	4.0M X 3.4M	13'1" X 11'2"
DINING	3.8M X 4.9M	12'5" X 16'1"	BEDROOM 3	3.9M X 3.4M	12'9" X 11'2"
GARDEN ROOM	4.4M X 2.7M	14'5" X 8'10"	BEDROOM 4	4.2M X 2.8M	13'9" X 9'2"
UTILITY	3.8M X 2.2M	12'5" X 7'2"	BEDROOM 5/STUDY	3.4M X 2.15M	11'2" X 7'1"
DOUBLE GARAGE (INTEGRAL)	6.0M X 5.7M	19'7" X 18'8"	BATHROOM	3.1M X 2.1M	10'2" X 6'10"
			2 EN SUITES		



Externally - The house has a double width driveway leading to the double garage, with two garage doors. The garden has a lovely, sunny south and west facing aspect, with mature planting to the timber fenced boundary, extensive lawns and a paved patio terrace leading from the house. Within the garden, is a newly constructed timber summerhouse, with covered outside seating area with heater, timber pergola and raised planted beds.

Lesbury village is close to the popular village of Alnmouth, with its beautiful beaches, and a wide range of cafes, bars & restaurants. There is good access to Alnmouth Railway Station, with direct regular services to Newcastle Central Station, London's Kings Cross and Edinburgh Waverley stations.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: B



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