



THE LODGE, LETHENTY,
INVERURIE

OFFERS OVER £299,000

peterkins



The Lodge
Lethenty
Inverurie
AB51 0HU

Offers Over £299,000

- 3 bedroomed detached dwellinghouse
- Set on approx. 3 acres with extensive garden grounds including a pond
- Driveway
- Double garage
- Well-proportioned living and bedroom accommodation
- Well-presented throughout
- Oil central heating
- Full double glazing
- Good commuter base

Viewing by appointment only
please contact Peterkins on
(01467) 672800

EPC: E

Council Tax Band: E

Description: We are delighted to offer for sale this 3 bedroomed traditional style dwellinghouse set within lovely extensive garden grounds extending to approximately 3 acres of lawn including a pond. The accommodation is set across the ground floor and comprises of a Utility room, Kitchen Diner, Bathroom, Lounge, Sunroom and 3 double bedrooms, one of which benefits from an ensuite Bathroom. The property benefits from oil central heating, fibre broadband, two fireplaces with log burners and double glazing throughout. Outside, the paved driveway provides parking for several cars and leads to the double Garage. The established garden grounds are well maintained and beautifully presented, benefitting from several storage/tool sheds/workshops, a pond, vegetable plots and several fruit trees all providing a lovely package for the keen gardening enthusiast. There is a large patio area at the property ideal for outdoor summer entertaining and family gatherings. Early viewing is highly recommended to appreciate all this property has to offer.

Location: Set just on the outskirts of Inverurie, an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, several large supermarkets, swimming pool and community campus located in the secondary school, sports centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of Westhill, Dyce and Aberdeen city centre.

Directions: From Inverurie follow the B9001 to Rothienorman. Pass the Lethenty turn off and turn right at the Hillhead of Lethenty sign. The property is first on the right clearly identified by a Peterkins For Sale sign.

Entrance/Utility room: 6'4" x 5" (1.93m x 1.65m) From the driveway, a part glazed door opens into the utility room with fitted worktop, splashback tiling and wall units. Circle stainless steel sink with mixer tap. Spaces plumbed for washing machine and freezer. Window; ceiling light and tiled floor.

Kitchen Diner: 11'8" x 9'6" (3.55m x 2.89m) The kitchen is fitted with a range of base and wall units, coordinating worktops and splashback tiling. Sink with drainer and mixer tap. Heritage Uno red oil fired cooker, slot in oven and undercounter fridge. Two windows fill the room with natural light and the room provides space for a dining table and chairs if desired. Wall unit houses the electric meter and consumer box. Strip light; carbon monoxide and smoke alarm; television point and wood floor.



Hallway: The hallway leads throughout the accommodation. Downlights; smoke alarm and laminate flooring. Access hatch with Ramsay ladder into loft space.

Attic: approx. 22'1" at widest x 8'5" (6.73m x 2.65m) Suitable for conversion and previous planning obtained for a master bedroom with shower room. Two "Velux" windows, ceiling lights and partially floored.

Bathroom: Fitted with a 3 piece suite comprising of a concealed cistern toilet, wall mounted wash hand basin and a bath with glass screen and an electric shower head above. Splashback tiling throughout with fitted mirror, mirrored storage unit and heated towel rail. Ceiling light; extractor fan and tiled floor.

Bedroom: 13'4" x 9'3" (4.06m x 2.81m) A good sized bedroom with space for a double bed along with a range of freestanding furniture. Window with roller blind and curtains. Ceiling light and laminate flooring.

Ensuite bathroom: A tiled room fitted with a toilet and wash hand basin. Space with plumbing for bath ready to be fitted. Opaque window; ceiling light and carpet leading up to tiled floor.

Bedroom: 13'7" x 9'10" (4.14m x 2.99m)

Another double bedroom with a large window overlooking the garden grounds. Ceiling light; wood floor and window, curtains and roller blind.

Bedroom: 14'2" x 11'7" (4.31m x 3.53m)

A generous bedroom with ample space for a double, king or queen sized bed along with a range of freestanding furniture. Fireplace with log burner set on a tiled hearth with tiled inset. Window to the front along with a smaller one to the side both filling the room with natural light. Roller blind and curtains. Ceiling light; carbon monoxide alarm and wood floor.

Front vestibule: 5'4" x 5'4" (1.67m x 1.67m) At the front of the property, this vestibule is well lit with two windows and a part glazed door. Tiled floor with mat well.

Lounge: 14'7" at widest x 13'9" (4.44m x 4.19m) A lovely lounge set at the front of the property, it is a good size with bay window overlooking the front garden. Centered fireplace with log burner, tile inset and hearth and a cast iron surround and mantelpiece. Window with blinds and curtains. Ceiling light; carbon monoxide & smoke alarms; and wood floor.

Sunroom: 16'6" x 14'5" (5.02m x 4.39m) Great addition to the property providing a lovely large, bright living space ideal for family gatherings. Windows on three sides including a glazed French doors that overlooks the stunning garden grounds. Windows and doors fitted with blinds. Ceiling light and laminate floor tiles.







Outside: Double wooden gates open into the paved driveway providing ample parking for several cars at the front, side and rear of the property and leading to the adjoining double garage. The garage (26'8" x 19'2") houses the UV water filtration system and benefits from two up and over doors, power and light. Door at the rear for access from the garden. The surrounding garden grounds extend to approx. 3 acres, are beautifully presented and well maintained throughout. Mostly laid to lawn with established hedges and different enclosed areas ideal for a family with children and/or pets. Patio area along the side of the property beside the sunroom provides the ideal spot for summer entertaining and family gatherings. An iron gate gives access from the road into the top area of garden where a large shed with separate workshops and tool shed benefits from power and light is located. There is also a green house and several log stores and shelters providing ample storage. The enclosed vegetable plot is set along the top and has 6 beds providing a great opportunity for a variety of veg and fruits. There is also a wooden shed located here providing storage. A wooded area at the top rear end of the garden has paths throughout making a lovely spot for kids to play. Large wooden shed with shelter at the side enclosed on 3 sides. The pond and burn is enclosed separate from the main areas of the garden, safe for children and/or any pets. Outdoor security lighting and tap.

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