





- Professional Landlord
- Brand New Property
- White Goods Included
- Off Road Parking
- Pets Considered
- Long Term Tenancies Available
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ZERO DEPOSIT OPTION AVAILABLE. Jan Forster Estates are delighted to offer this brand new 'Denford', located in the magnificent new development called West Meadows in Cramlington.

The ground floor of this remarkable home comprises an entrance hallway, complete with a conveniently placed WC, leading to a modern layout that embodies the essence of open plan living. Towards the front, you'll find a spacious kitchen diner, perfect for entertaining while a generously sized lounge occupies the rear of the property. Featuring a staircase with storage beneath and French doors that open up to the rear garden, creating a sense of openness and connection to the outdoors.

On the first floor, you'll discover two expansive double bedrooms, strategically positioned at the front and rear of the property, offering ample storage and floor space. Separating these bedrooms is the modern family bathroom.

Living here means you can enjoy country walks at Northumberlandia, just minutes from your doorstep. As well as being a short drive or walk from Manor Walks shopping centre and Cramlington train station. With local amenities, close access to the A19 and A1 and schools rated 'Good' nearby, West Meadows is the perfect place for your family to call home.

Available from XX/XX/XX

Total household earnings must meet £28,500

\*Hyperoptic broadband pre-installed

\*Council Tax band TBC\*

Lomond on behalf of Lloyds Living, part of Lloyds Banking Group operates a growing portfolio of more than 3,000 professionally managed homes for rent, improving access to good value, quality, sustainable housing across the UK. Lloyds Living helps to support investment into local communities by building and renting homes that people want, in the places they are needed.

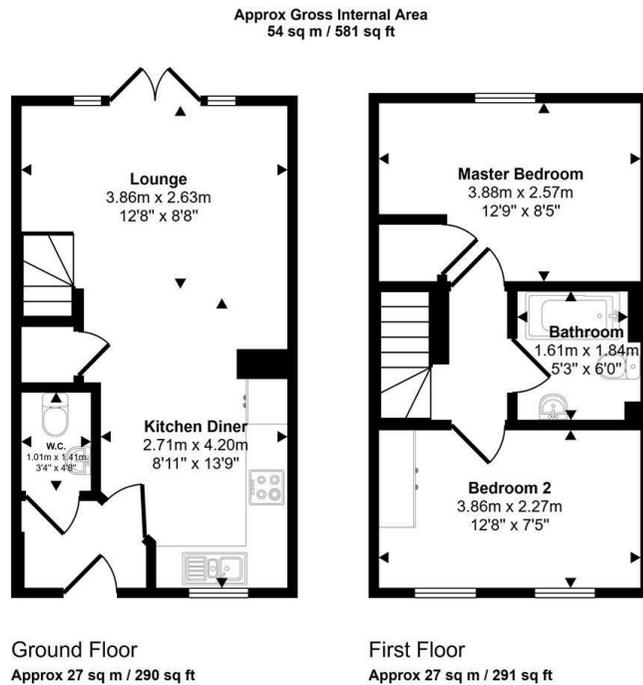


Lounge 12'7" x 8'7" (3.86 x 2.63)

Kitchen 8'10" x 13'9" (2.71 x 4.20)

Bedroom One 12'8" x 8'5" (3.88 x 2.57)

Bedroom Two 12'7" x 7'5" (3.86 x 2.27)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>89</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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