



**Lingmell Dene, Coundon, DL14 8QX**  
**4 Bed - House - Detached**  
**£160,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this beautifully presented family home situated on the residential cul-de-sac of Lingmell Dene, and boasting four double bedrooms. Benefiting from a tucked-away position, the property has an extensive plot with ample parking via a driveway and garage, and a lawn garden to the rear with an exceptional sense of privacy. The property lies within the village of Coundon, which has a range of amenities, transport links and local schooling.

In brief this stunning family home comprises; entrance hall, spacious lounge, fitted kitchen and extended to the rear to include a lovely garden room with vaulted ceiling. To the first floor there are four double bedrooms, all benefitting from fitted wardrobes, and a family bathroom. Externally to the front is a large driveway leading to the single garage, there is gated side access leading to the rear where there is a patio and lawn which is ideal for entertaining guests in the summer months.

## GROUND FLOOR

### Entrance Hallway

Entrance door, radiator, Karndean flooring and stairs to the first floor.

### Lounge/Diner

25'89 x 11'82 (7.62m x 3.35m)

Double glazed window, two radiators and gas fire.

### Sun Room

12 x 11 (3.66m x 3.35m)

Four UPVC double glazed windows, French doors to the rear, Karndean flooring, two radiators and vaulted ceiling with exposed beams.

### Kitchen

12'12 x 8'92 (3.66m x 2.44m)

Fitted with a range of gloss wall and base units, stainless steel sink drainer and mixer tap, tiled splash backs, space for a Range cooker, extractor hood, plumbing for a dishwasher and washing machine, large storage cupboard, radiator, door to the garage, double glazed window, spotlights to the ceiling and Karndean flooring.

## FIRST FLOOR

### Landing

Loft access and storage cupboard.

### Bedroom One

14'42 x 11'82 (4.27m x 3.35m)

Double glazed window, fitted wardrobes and radiator.

### Bedroom Two

10'02 x 8'67 (3.10m x 2.44m)

UPVC double glazed window, fitted wardrobes and radiator.

### Bedroom Three

11'13 x 8'24 (3.35m x 2.44m)

Double glazed window, radiator and fitted wardrobes.

### Bedroom Four

12'24 x 7'67 (3.66m x 2.13m)

Double glazed window, radiator and fitted wardrobes.

### Bathroom

8'84 x 5'54 (2.44m x 1.52m)

Panel bath with shower over, WC, wash hand basin, heated towel rail and UPVC double glazed window.

### EXTERNAL

To the front there is a large driveway leading to the single garage with an electric door, gated side access leading to the rear garden where there is a patio area, decking area and lawn area.

### Tenure - Freehold



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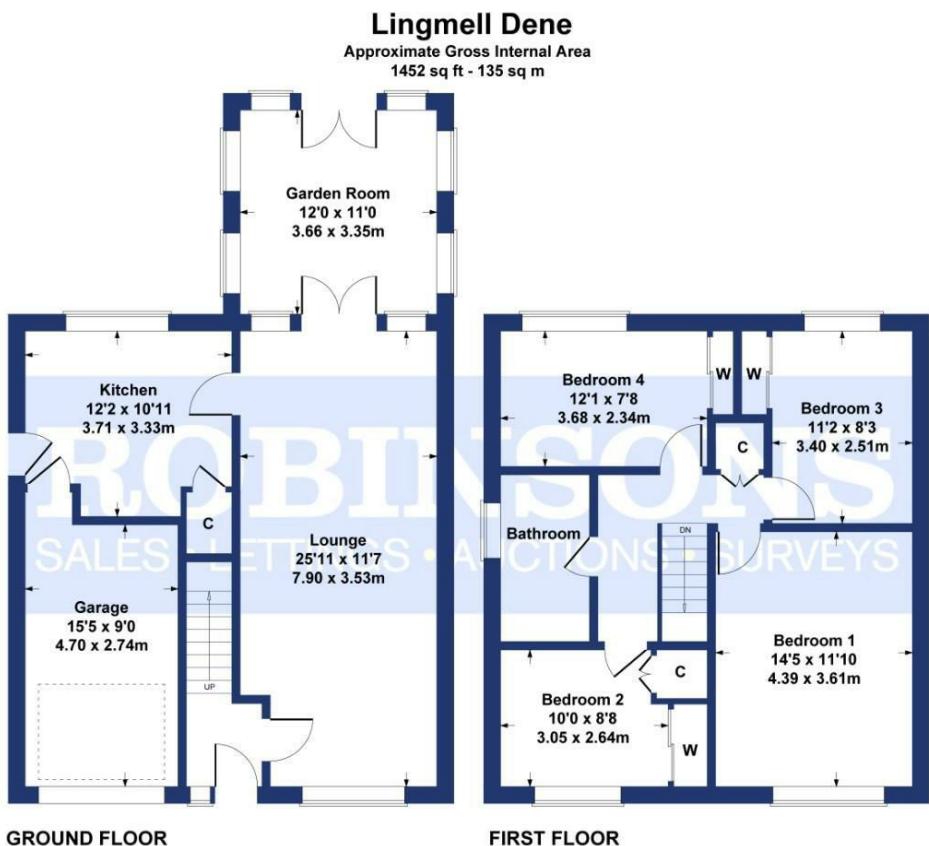
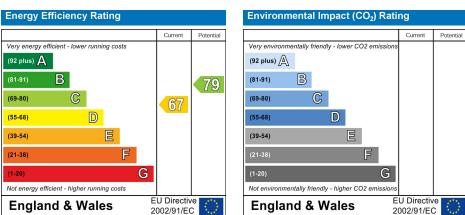
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## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet  
DH1 3HI

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET  
45 Front Street  
DH3 3BH  
T: 0191 387 3000  
E: info@robinsonscsls.co.uk

SPENNYMOOR  
11 Cheapside  
DH16 6QE  
T: 01388 420444  
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DARLINGTON  
7 Duke Street  
DL3 7RX  
T: 01325 484440  
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH  
26 Stokesley Road  
TS7 8DX  
T: 01642 313666  
E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND  
120 Newgate Street  
DL14 7EH  
T: 01388 458111  
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STOCKTON  
21 Bishop Street  
TS18 1SY  
T: 01642 607555  
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## REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY

14 West Terrace  
DH6 4HP  
T: 0191 383 9994 (option 2)  
T: 0191 383 9994 (option1) (Lettings)  
E: admin@robinsonslettings.co.uk

CROOK  
Royal Corner  
DL15 9UA  
T: 01388 763477  
E: info@robinsonscrook.co.uk

SEDFIELD  
3 High Street  
TS21 2AU  
T: 01740 621777  
E: info@robinsonssedgefield.co.uk

HARTEPOOL  
106 York Road  
TS26 9DE  
T: 01429 891100  
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK  
Barwick Lodge  
TS17 0RH  
T: 01642 762944  
E: info@robinsonbarwick.co.uk

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120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | sales@robinsonsbishop.co.uk

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