



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

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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. Benefitting 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)

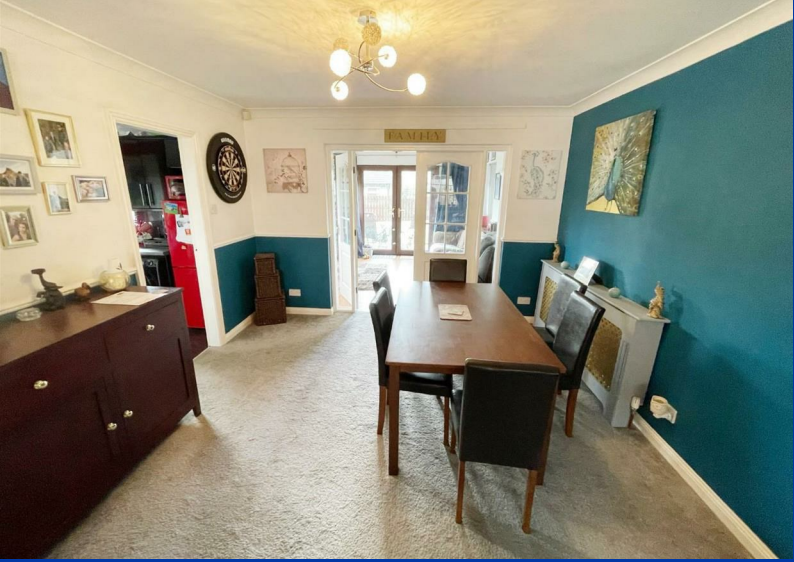
Panel bath with shower over, WC, wash hand basin, heated towel rail and UPVC double glazed window.

## 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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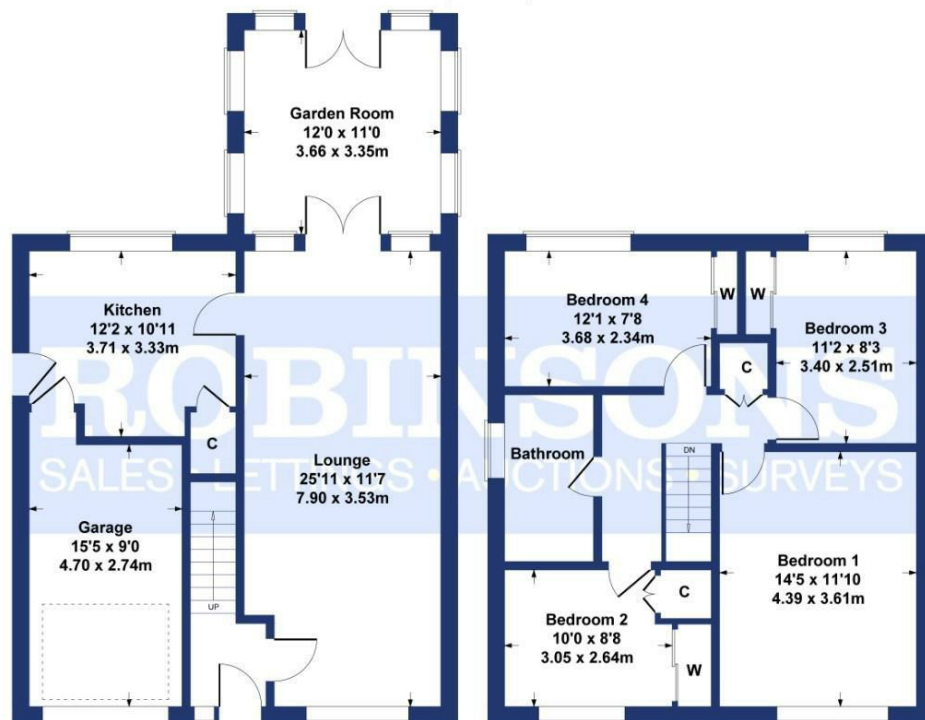
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lingmell Dene

Approximate Gross Internal Area  
1452 sq ft - 135 sq m



GROUND FLOOR

FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		67	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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