



17 Lingmell Dene Coundon, Bp Auckland DL14 8QS

- 3 Bedroom Detached Family Home
- Quiet Residential Cul De Sac
- Open Views To Rear
- Landscaped Gardens
- Garage and Off Road Parking
- Viewing Essential

Offers In The Region Of £155,000

17 Lingmell Dene



Entrance Hallway

Composite entrance with glazed side panel, central heating radiator, LVT flooring and staircase rising to the first floor.



Lounge Diner:

25'07 x 11'03 max (7.62m x 3.43m)

A lovely dual aspect lounge diner with window to the front and French doors to the rear garden, allowing lots of natural light to flood through. Cornice, feature fire surround housing an electric fire and two radiators.



It is with great pleasure that Rea Estates offer to the sales market this immaculately presented 3 Bedroom Detached property, situated in a quiet cul-de-sac within the village of Coundon, which offers a range of local amenities and is laid approximately two miles to the East of Bishop Auckland. The property has excellent transport links with the A689 trunk road giving direct access to the A1 and the major commercial centres of the North East.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, a light and spacious dual aspect Lounge/Diner and Breakfasting Kitchen.

To the first floor there are 3 Bedrooms and a Family Shower Room/Wc.

Externally the property has landscaped gardens both front and rear. A block paved driveway, providing added off road parking leads to an attached Garage.

In our opinion this ready to move into family home, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.



The dining area provides ample space for family dining and entertaining.

Breakfasting Kitchen:

16'04 max x 12'02 max (4.98m x 3.71m)

The kitchen was remodelled in 2022 to include an additional range of floor to ceiling units and a range of high quality integrated appliances to include; dishwasher, washing machine, fridge, freezer and combination microwave. Space for range cooker with chimney style extractor hood. Inset one and a half bowl sink unit and complementary composite work surfaces incorporating breakfast bar. Recessed ceiling lights, contemporary central heating radiator, under stair storage cupboard, two double glazed windows and French door opening to a paved patio.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Tel: 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** www.reaestates.co.uk

First Floor Landing

Window to the side elevation, loft access, built in storage cupboard and doors to:

Shower Room/Wc:

7'07 x 5'06 (2.31m x 1.68m)

Fully tiled shower room comprising, double enclosure with contemporary rainfall and hand held shower units, low level w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, obscure double glazed window and chrome towel radiator.



Bedroom One:

13'07 x 10'0 (4.14m x 3.05m)

A well proportioned double bedroom situated to the front of the house, featuring a range of fitted wardrobes with overhead storage cupboards. Cornice and radiator.



Bedroom Two: 11'07 x 9'05 (3.53m x 2.87m)

A second double bedroom, which is situated to the rear of the house boasting far reaching views across the surrounding countryside. Cornice and radiator.



Bedroom Three: 10'04 x 7'01 (3.15m x 2.16m)

Ample sized third bedroom again situated to the front of the house. Cornice, radiator and bulk head storage cupboard.

Externally

To the rear of the house there is a fence enclosed garden which is laid to lawn with well stocked flower borders containing an array of mature plants and shrubs. A paved patio provides an ideal spot for 'al fresco' dining. To the front, the open plan garden is again laid to lawn. A block paved driveway provides added off road parking facilities.

Garage: 17'05 x 9'02 (5.31m x 2.79m)

The garage houses the gas central heating boiler and has overhead storage, power, lighting and up and over door entrance door.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.