



The Lane, West Cornforth, DL17 9LB  
3 Bed - House - Detached  
£800 Per Month

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# The Lane

## West Cornforth, DL17 9LB

We are delighted to offer TO LET this stunning detached house with three double bedrooms situated pleasantly within the popular location of The Lane, West Cornforth. With easy access to all of the immediate amenities offered in & around the area, the property is also a short drive into the neighbouring village of Sedgefield & is within good commuting distance to all major road networks leading to Durham City, Darlington & Teesside. This deceptively spacious home has been exceptionally well maintained, is tastefully decorated throughout & benefits further from gas central heating & double glazing. In brief, the property comprises: Welcoming entrance lobby with access through to a separate dining room, inner lobby with ground floor cloaks/wc, a lovely sized lounge with bay window to the front elevation & an impressive kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms; the master bedroom having en-suite facilities & further access to a family bathroom with modern three piece suite. Externally, this well proportioned residence enjoys an excellent sized, enclosed garden to the rear which is largely laid to lawn, whilst the front boasts a spacious driveway with access to the integrated single garage. We highly recommend thorough internal inspection in order to fully appreciate the style, standard, layout, quality & size of this desirable home available.

EPC Rating: C

Council Tax Band: B

Tenants required earnings: £24,000 Guarantors required earnings: £28,800

£800 pcm £800 bond











#### **ENTRANCE LOBBY**

#### **DINING ROOM**

9'10 x 9'0 (3.00m x 2.74m)

#### **INNER LOBBY**

#### **GROUND FLOOR CLOAKS / WC**

#### **LOUNGE**

13'5 x 9'11 (4.09m x 3.02m)

#### **KITCHEN**

13'0 x 8'1 (3.96m x 2.46m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

11'1 x 9'4 (3.38m x 2.84m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM TWO**

9'7 x 8'8 (2.92m x 2.64m)

#### **BEDROOM THREE**

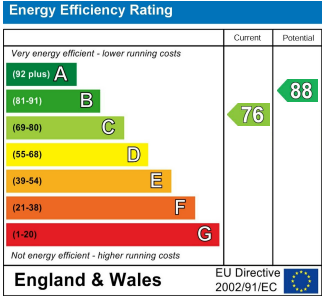
8'9 x 8'1 (2.67m x 2.46m)

#### **FAMILY BATHROOM**

6'5 x 6'0 (1.96m x 1.83m)

#### **EXTERNALLY**

#### **SINGLE GARAGE**



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

