



, Mainsforth, DL17 9AA
3 Bed - House - Detached
£795 Per Month

ROBINSONS
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Mainsforth, DL17 9AA

Nestled within the highly sought after, semi-rural location of Mainsforth; we are delighted to offer TO LET this stunning detached 'farmhouse' style residence with three bedrooms. 'The Granary' is a stunning property with views of the neighbouring countryside to the rear elevation & is the perfect property for tenants seeking a slower-pace of life. Having easy access to all of the local amenities offered in both Sedgefield & Spennymoor & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating & double glazing throughout. In brief, this spectacular property comprises: Welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a lovely lounge (measuring 17ft approximately), kitchen/dining area with a range of fitted wall & base units, conservatory with views overlooking the rear garden & access to garage. The first floor landing boasts three bedrooms & bathroom with four piece suite. Externally, the property is positioned in a private courtyard of only a small selection of neighbouring properties & has ample vehicle parking plus a larger than standard single garage whilst to the front, there is a beautiful, enclosed garden which is largely laid to lawn with outstanding views. We thoroughly recommend full internal inspection in order to fully appreciate the range of accommodation available.

Rent £795 pcm

Bond £795

No Smokers. Working applicants preferred. No pets.

Council Tax Band: A

EPC Rating TBC

Tenants Earnings: £24000. Guarantor Earnings: £28800











ENTRANCE HALLWAY

LOUNGE

17'6 x 10'10 (5.33m x 3.30m)

KITCHEN / DINING AREA

20'0 x 10'9 (6.10m x 3.28m)

CONSERVATORY

11'4 x 9'10 (3.45m x 3.00m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'6 x 10'1 (3.51m x 3.07m)

BEDROOM TWO

12'4 x 8'2 (3.76m x 2.49m)

BEDROOM THREE

11'6 x 5'8 (3.51m x 1.73m)

BATHROOM

10'6 x 7'3 (3.20m x 2.21m)

EXTERNALLY

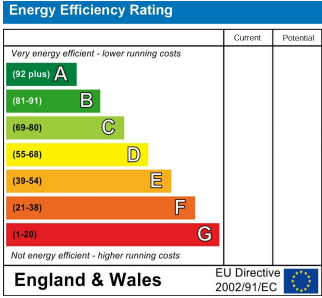
SINGLE GARAGE

18'6 x 11'0 (5.64m x 3.35m)

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





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.



3 High Street, Sedgfield, TS21 2AU
Tel: 01740 621777
info@robinsonssedgfield.co.uk
www.robinsonsestateagents.co.uk

