



## Lexington Court

Brandon DH7 8UD

Offers In The Region Of £230,000







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Lexington Court

Brandon DH7 8UD



- Must be viewed for full appreciation
- EPC RATING - D
- Superb refitted kitchen and dining room

- Surely one of the best family homes available in the area
- Three double bedrooms
- Stylish refitted shower room

- Extended and much improved
- Additional bedroom/reception room to the ground floor
- Quality fixtures and fittings

SOLD STC - SIMILAR PROPERTIES REQUIRED!

This fabulous four bedroom detached house has been extended and much improved and must be viewed for full appreciation. Finished to a high standard throughout, it is in ready to move into condition.

A fantastic home for family buyers, the property offers impressive living accommodation with a range of notable features including an exposed wall to the staircase, feature lighting, contemporary internal doors and bespoke radiators. The floor plan comprises of a welcoming entrance hallway with cloaks cupboard and WC, large living room with feature fireplace, superb open plan kitchen and dining room with french doors opening to the rear garden and useful utility room. There is also an additional reception room or fourth bedroom, which can be used to suit the needs of any buyer. To the first floor is a stylish refitted shower room and three well proportioned bedrooms, all with fitted wardrobes. Externally the rear garden enjoys a high degree of privacy. There is also a front garden, driveway and garage.

The property is located in a popular area with access to local amenities and countryside. It is within the catchment area of Durham Johnston School Secondary School with free bus travel, walking distance of Brandon Primary School and only a short drive to Durham City via the A690.

## GROUND FLOOR

### Entrance Hall

Welcoming entrance hallway with staircase leading to the first floor, bespoke radiator, wood laminate flooring, cloaks cupboard and exposed feature wall.

### WC

6'0" x 4'2" (1.83 x 1.28)

Comprising of a WC, hand wash basin, tiled flooring and extractor.

### Living Room

18'8" x 11'6" max (5.70 x 3.52 max)

Spacious reception room with a UPVC double glazed bow window to the front, feature fireplace housing a gas fire, wood laminate flooring and radiator.

### Bedroom Four/Reception Room

11'5" x 10'0" (3.48 x 3.07)

An excellent addition to the property which can be used to suit the needs of any buyer. With a UPVC double glazed window to the rear, wood laminate flooring and radiator.

### Open Plan Kitchen and Dining Room

16'2" x 10'8" max (4.95 x 3.26 max)

A superb open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen has been comprehensively refitted with a quality range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a stainless steel range cooker with extractor over, an integrated dishwasher and fridge/freezer space. Further features include a UPVC double glazed window to the rear, UPVC double glazed french doors opening to the rear garden, recessed spotlighting, tiled flooring, wall panel radiator and alcove recess.

### Utility Room

7'7" x 4'7" (2.33 x 1.41)

Having fitted wall and floor units with contrasting worktops incorporating a stainless steel sink unit with mixer tap, plumbing for a washing machine, a tumble dryer space, tiled flooring and wall mounted combi gas central heating boiler.

## FIRST FLOOR

### Landing

With a UPVC double glazed window to the side, storage cupboard and wood laminate flooring. There is retractable ladder access to the loft which is boarded for storage and has a light.

### Bedroom One

12'10" x 9'9" (3.92 x 2.98)

Generous double bedroom with a UPVC double glazed window to the front, built in wardrobe, wood laminate flooring and wall panel radiator.

### Bedroom Two

9'8" x 9'6" min (2.96 x 2.90 min)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobe, wood laminate flooring and panel radiator.

### Bedroom Three

9'1" x 8'0" (2.78 x 2.44)

Further double bedroom with a UPVC double glazed window to the front, built in storage, wood laminate flooring and wall panel radiator.

### Shower Room/WC

7'10" x 5'3" (2.40 x 1.62)

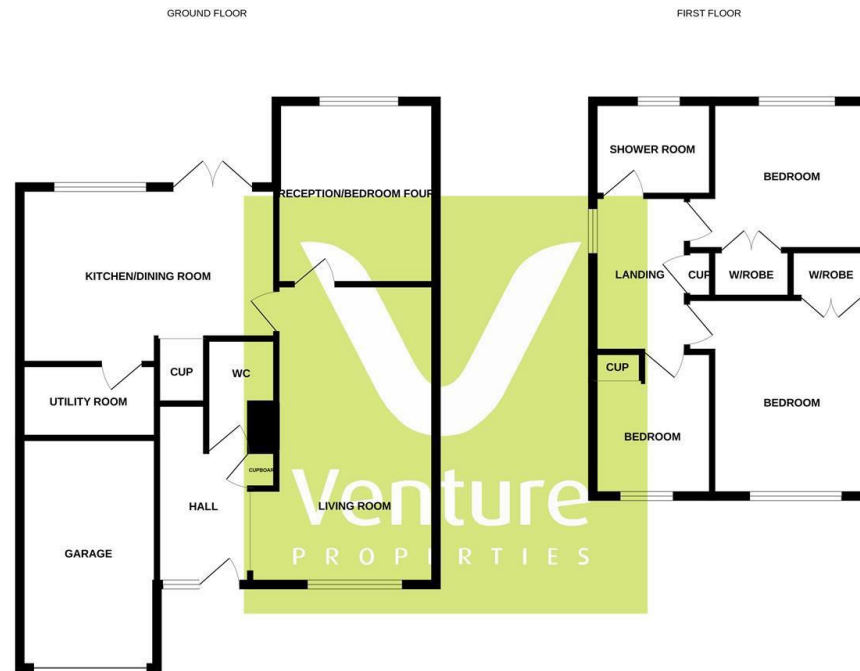
Stylish refitted shower room comprising of a walk-in cubicle with rainfall shower and hand held shower, sink and WC. Having attractive tiling, wall panel radiator, recessed spotlighting and UPVC double glazed opaque window to the rear.

## EXTERNAL

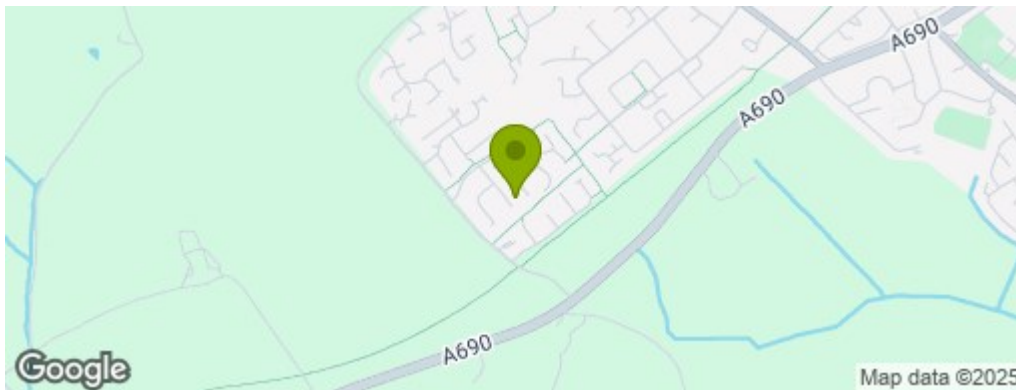
To the front of the property is a lawned garden and driveway for off street parking. At the rear is an enclosed garden which enjoys a high degree of privacy. There is a lawn, planted borders and patio area with pergola.

### Garage

Having an up and over door, power and lighting and a cold water tap.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - C

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