

# KAN MOVE

## Estate Agents

2 bed Detached Bungalow for sale - £240,000

Ascot Court – LEEHOLME, Bishop Auckland



Council Tax Band: B

EPC Rating: C

**TWO BEDROOM LINK DETACHED DORMA BUNGALOW** Superbly presented Link Detached Dorma Bungalow, Large individual Corner Plot situated at the head of the Cul-De-Sac on the outskirts of Kirk Merrington, Bishop Auckland and Spennymoor, good commuting access to the A1, A19 and to Durham City this property offers comfortable spacious living accommodation, entrance hallway, fitted white kitchen having access into the garage with utility area, ground floor reception room can be used as a Third Bedroom or a Study, Lounge/dining room having french doors into a conservatory, ground floor shower room, to the first floor two bedrooms and separate W/C, the property is Double glazed and benefits from gas fired central heating system and is fully alarmed. To the front, double drive to single garage having electric door, POD Charger for electric car, large front garden with side access to rear enclosed garden/patio. NO ONWARD CHAIN Viewing is highly recommended to appreciate what this rare fine home has to offer. We are informed this property is Freehold.

**2 Bathrooms**

**2 Beds**



SCAN FOR DETAILS

- WELL PRESENTED LINK DETACHED TWO BEDROOM DORMA BUNGALOW
- LARGE DRIVEWAY TO SINGLE GARAGE
- LOUNGE /DINER INTO A

- SECOND RECEPTION ROOM CAN BE USED AS A THIRD BEDROOM OR STUDY.
- GARDENS TO THE FRONT AND REAR
- LARGE CORNER PLOT WITHIN A CUL-DE-SAC LOCATION

### **Entrance Hallway**

Composite entrance door into the hallway, Stairs, understairs storage cupboard. Alarm panel.

### **Bedroom/Study/Reception Room 11' 0" x 8' 0" (3.35m x 2.44m)**

Upvc double glazed window to the front, this room is currently used as a study and can be used for Bedroom Three.

### **Kitchen 11' 0" x 9' 0" (3.35m x 2.74m)**

Matching white wall and base units with drawers, eye level electric oven, induction hob and extractor hood, space for under counter fridge, porcelain white sink unit with mixer tap, upvc double glazed window to the rear, door into garage.

### **Lounge/Diner 24' 0" into Bay window x 11' 0" (7.31m x 3.35m)**

Upvc double glazed Bay window to the front, feature fire surround with gas coal effect fire and black marble hearth, Upvc Double glazed window to the side, Upvc double glazed French doors into conservatory.

### **Conservatory 11' 0" x 9' 0" (3.35m x 2.74m)**

Half brick construction with upvc double glazed windows and french doors to the side out to the rear garden.

### **Ground floor shower room**

Double shower cubicle, double shower head shower off the mains, vanity unit with basin, mixer tap, low level W/C, upvc Double glazed window to the rear, fully tiled walls.

### **Bedroom 16' 0" x 9' 0" plus fitted robes (4.87m x 2.74m)**

Dorma upvc double glazed window to the front, Fitted robes with sliding mirror doors. spot lights to ceiling.

### **Bedroom 10' 0" x 12' 0" plus fitted robes (3.05m x 3.65m)**

Dorma upvc double glazed window to the front, fitted robes with sliding mirror doors, spot lights to ceiling.

### **First floor W/C**

Upvc double glazed window to the rear, Vanity unit with basin, mixer tap, Low level W/C, part tiled walls, wall mounted heated towel rail.

### **Rear Garden**

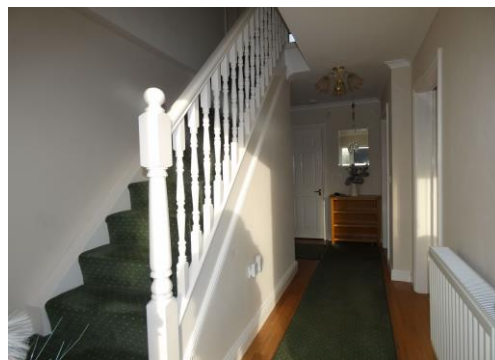
Enclosed with timber fence, Access to the garage, patio area, mature shrub borders.

### **Garage**

Wall mounted Baxi Boiler, utility area with plumbing for washing machine, wall mounted cupboards and base units with stainless steel sink unit. Part Boarded loft with pull down ladder. Roller shutter door. Upvc double glazed door to the rear of the garage out to the garden. POD charger for electric car.

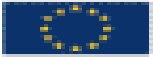
### **Externally**

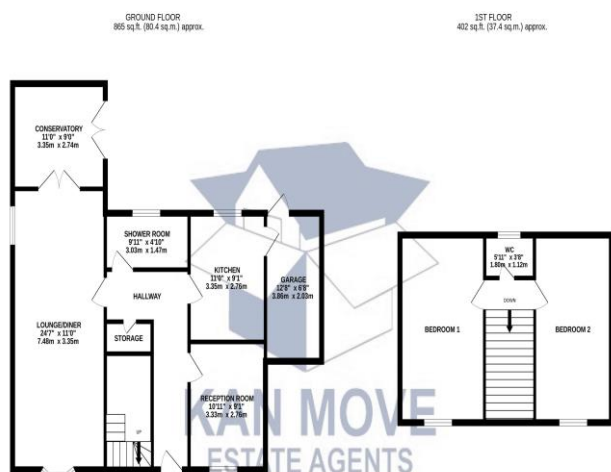
The Property is link detached by the single garage. Double drive to single garage, large garden to the front, side access to enclosed rear garden with patio.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



2 ASKOT COURT  
TOTAL FLOOR AREA: 1267 sq ft (117.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, walls and any other items are approximate and the responsibility is placed on the purchaser or the client. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, present and appliances shown here are not intended to guarantee as to their operability or efficiency can be given.  
Map and Mortgage 1/2021



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