

Plot 140, Elder Brook Park, Neasham Road, Darlington, DL2 1DL.  
£159,995



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Council Tax Band:

FIRST TIME BUYER DEAL: £5,000 towards deposit, Carpets and Flooring, £1,000 towards legal fees.  
Integrated kitchen appliances: Oven/Hob/Hood/Dishwasher and Fridge/Freezer.

The Lincoln is a welcoming Two bedroom home, designed to be both practical and stylish.

From the entrance hall, the property offers a generously-sized Lounge situated to the rear with attractive bi-fold doors to the rear garden. Also downstairs, the Lincoln features a spacious kitchen/dining area, as well as a cloakroom WC.

Upstairs, there is a beautiful principal bedroom situated to the rear which includes an En-suite and fitted wardrobes. The second bedroom is of particular size, a family bathroom and additional cupboard space.

### THE LINCOLN

Two bedroom home with parking. It is fitted with fixtures from Beko, Hansgrohe, HIVE and Porcelanosa among others.

House type features:

Kitchen/dining area, lounge with bi-fold doors to the rear garden and downstairs cloakroom. Master bedroom with fitted wardrobe and En-suite, one further bedroom and family bathroom.

These houses are sold on a FREEHOLD basis.  
There is an estate management charge of approx. £110+VAT pa (23/24)

### Principal elevation

### Entrance hallway

### Kitchen/dining area

14'6" x 7'4" (4.44m x 2.25)

### Lounge

13'11" x 10'1" (4.25m x 3.09)

### Ground floor WC

### First floor landing

### Principal bedroom

9'0" x 8'0" (2.76 x 2.46m)

### En-suite

8'9" x 4'7" (2.68 x 1.40)

### Second bedroom

13'11" x 8'0" (4.24m x 2.44m)

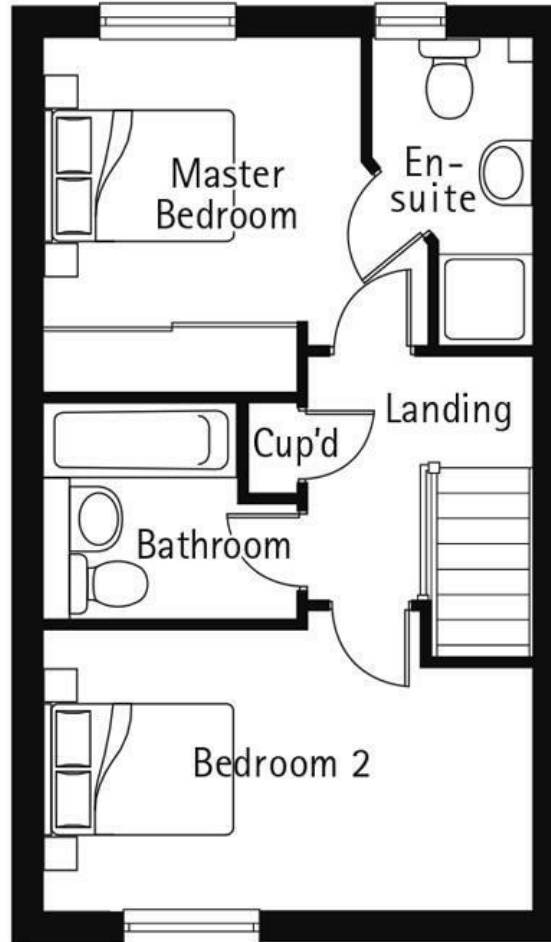
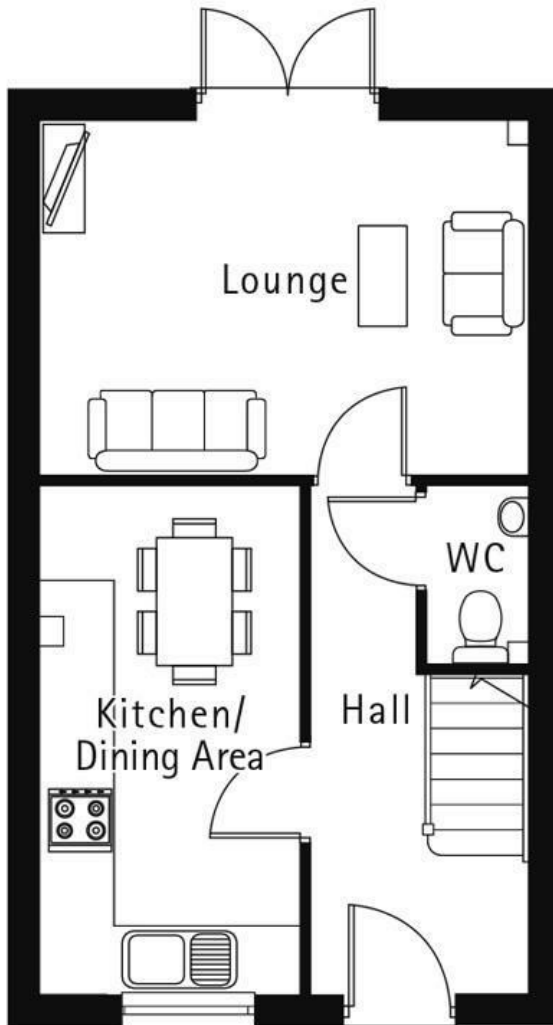
### Bathroom

6'3" x 5'6" (1.91 x 1.68m)

### Rear garden







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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	