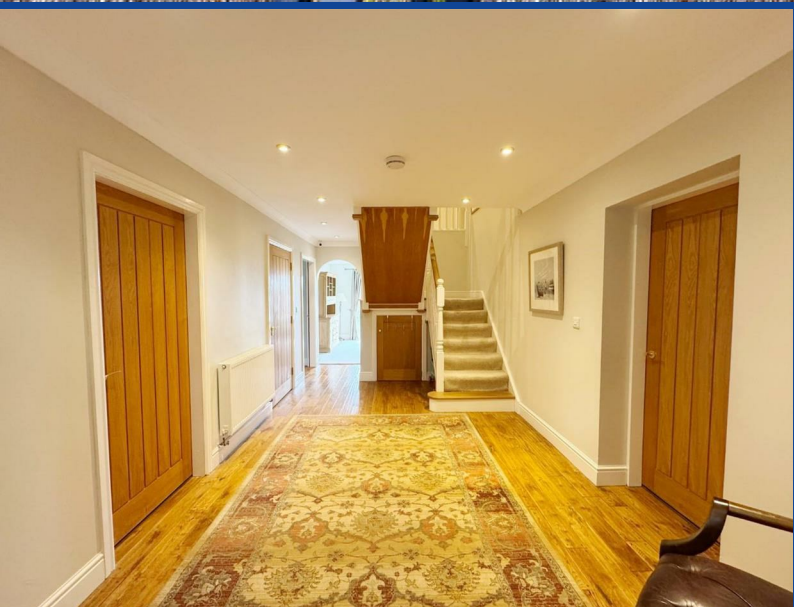




, Mainsforth, DL17 9AA
4 Bed - House - Detached
£499,950

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Nestled within the quaint, semi-rural location of Mainsforth; we are delighted to offer to the market this sensational, detached family residence with four double bedrooms, four reception rooms & wrap around gardens. 'Linden House' is a stunning home, designed & constructed in 2011 by its current owners; enjoying a beautiful blend of modern family living with country cottage features throughout. Having easy access to all of the local amenities offered in & around the neighbouring villages of Sedgefield & Bishop Middleham & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this exquisite property also benefits from gas central heating & double glazing throughout. This generous floorplan briefly comprises: Welcoming entrance vestibule with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with windows to front elevation & feature gas fire, separate study/home office, a spectacular breakfasting kitchen (measuring 22ft approximately) with a range of fitted wall & base units, integrated appliances & further access into a separate utility room, dining room with French doors to the rear patio area & beautiful snug with multi-fuel wood burner. The first floor landing boasts four double bedrooms (all of which have fitted wardrobes), with the master bedroom having en-suite facilities & a separate family bathroom with four piece suite. In addition, Linden House boasts a 33ft x 24ft (approximately) loft space which would be ideal should a purchaser wish to develop this home further. Externally, the property enjoys a wrap around garden with lawned & patio areas bordered via a wide range of plant/shrubs, fenced boundaries & a double driveway with access to garage. This property is one of a kind & we thoroughly recommend full internal inspection in order to fully appreciate its style, specification, layout & quality throughout.

FREEHOLD
EPC Rating: C
Council Tax Band: F

ENTRANCE PORCH**RECEPTION HALLWAY****GROUND FLOOR CLOAKS / WC****LIVING ROOM**

13'8 x 11'0 (4.17m x 3.35m)

SNUG

12'10 x 11'0 (3.91m x 3.35m)

DINING ROOM

11'4 x 10'11 (3.45m x 3.33m)

HOME OFFICE

8'2 x 11'4 (2.49m x 3.45m)

KITCHEN / BREAKFAST ROOM

22'2 x 10'1 (6.76m x 3.07m)

UTILITY ROOM

5'11 x 6'11 (1.80m x 2.11m)

FIRST FLOOR LANDING**MASTER BEDROOM**

13'0 x 11'4 (3.96m x 3.45m)

EN-SUITE

7'2 x 9'8 (2.18m x 2.95m)

BEDROOM TWO

14'1 x 11'4 (4.29m x 3.45m)

BEDROOM THREE

11'0 x 11'0 (3.35m x 3.35m)

BEDROOM FOUR

10'6 x 11'0 (3.20m x 3.35m)

FAMILY BATHROOM

8'5 x 9'8 (2.57m x 2.95m)

LOFT SPACE

33'0 x 24'0 (10.06m x 7.32m)

EXTERNALLY**SINGLE GARAGE**

19'4 x 11'2 (5.89m x 3.40m)



OUR SERVICES

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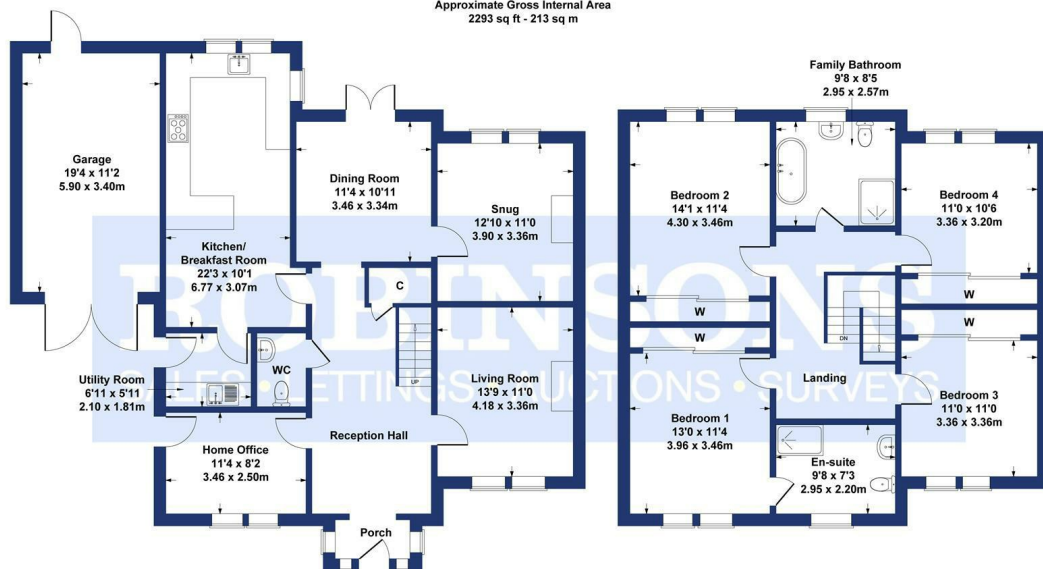
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Linden House, Mainsforth, DL17 9AA

Approximate Gross Internal Area
2293 sq ft - 213 sq m



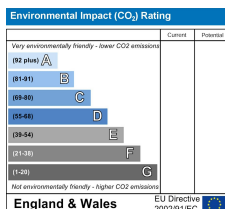
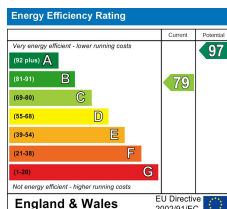
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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