



Ascot Court, Leeholme, DL14 8GA
3 Bed - Bungalow - Dormer Detached
£215,000

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Ascot Court

Leeholme, DL14 8GA

Welcome to Ascot Court, Leeholme, Bishop Auckland - a charming property that exudes warmth and character. This well-presented link-detached Dorma bungalow is situated on a large corner plot in a peaceful cul-de-sac location, offering both privacy and tranquillity.

The property has the benefit of a spacious second reception room that can easily be utilised as a third bedroom, providing flexibility to accommodate your needs. The property boasts a lovely conservatory, perfect for enjoying a cup of tea while basking in the natural light that floods the room.

The accommodation on offer briefly comprises Entrance hall, spacious lounge/dining room, conservatory, second reception/bedroom three, kitchen and shower room to the ground floor whilst to the first floor there are two good sized double bedrooms with fitted wardrobes, and WC to the first floor. Externally, to the front of the property there is a large, fence enclosed lawned front garden with double driveway leading to single garage which has a roller door, POD charger for an electric vehicle. The lawned rear garden is also a good size and has open views across fields.

Whether you are looking for a cozy retreat or a space to entertain friends and family, this property offers the best of both worlds. With its unique layout and versatile living spaces, Ascot Court is ready to be transformed into your dream home.

Don't miss the opportunity to make this charming property your own - come and experience the potential it holds for creating a comfortable and inviting living space.

To arrange a viewing please call Robinsons on 01388 458111











AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 1Mbps, Superfast 80Mbps,

Mobile Signal/Coverage: Average

Tenure Freehold

Council Tax: Durham County Council, Band B- Approx. £1891 (min)

Energy Rating: C

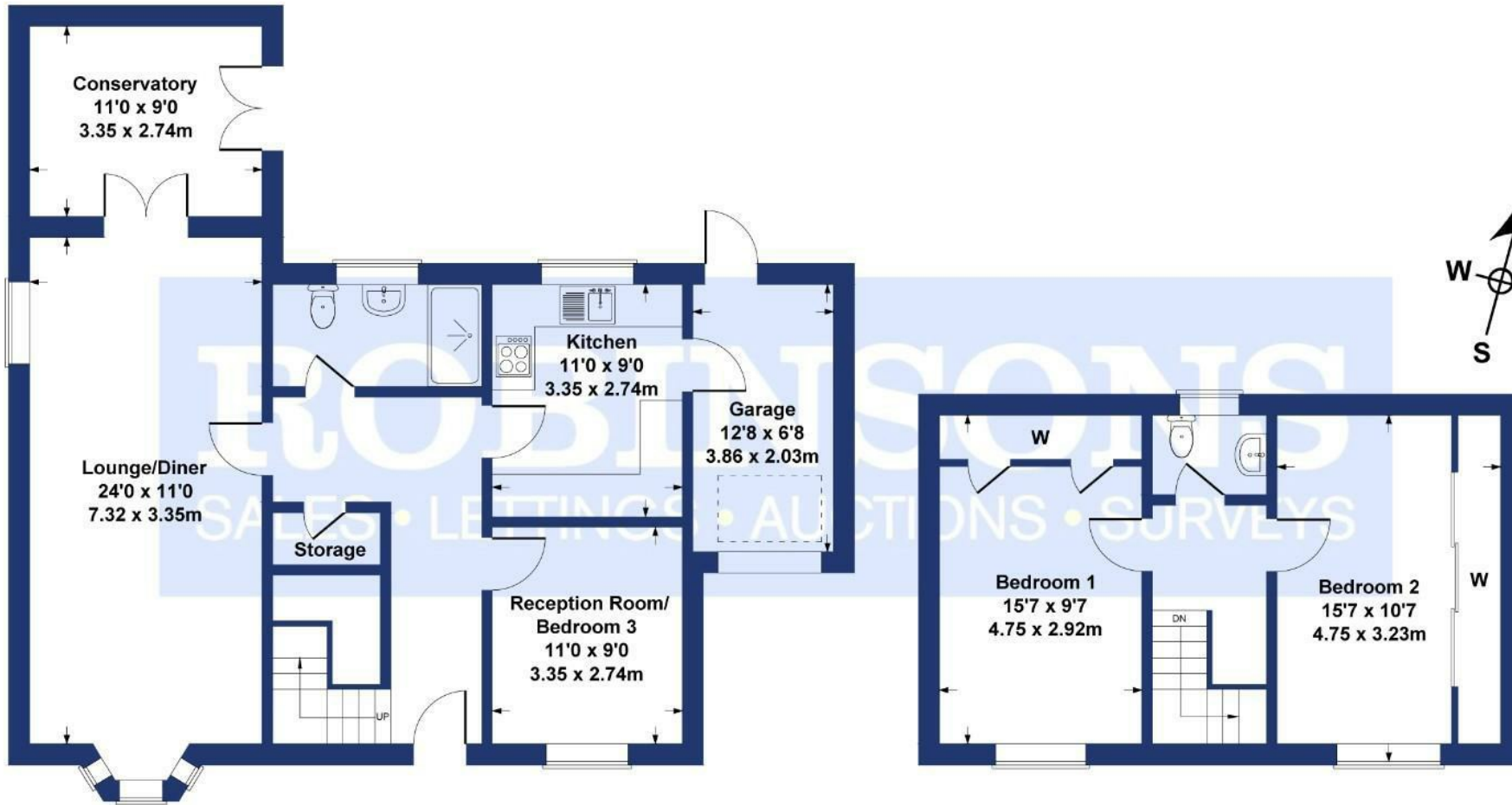
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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Approximate Gross Internal Area
1313 sq ft - 122 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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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.



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