



Humberhill Drive, Lanchester, DH7 0HH  
3 Bed - Bungalow - Detached  
£295,000

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# Humberhill Drive Lanchester, DH7 0HH

\* VERY RARELY AVAILABLE \* STUNNING VIEWS \* EXTENDED \* LARGE CORNER PLOT \* MASTER BEDROOM WITH EN-SUITE \* CONSERVATORY WITH NICE OUTLOOK \* PARKING AND GARAGE \* A MUST VIEW \*

Presented for sale is this extensively extended and much improved detached bungalow, situated on a generous corner plot in the ever-popular village of Lanchester.

The property boasts gas central heating and UPVC double glazing. It offers well-presented accommodation suitable for a variety of buyers, comprising briefly: an entrance lobby, hall, comfortable lounge, attractive kitchen/diner, conservatory with stunning views, three bedrooms (master en-suite, second bedroom with excellent views), and a family bathroom/WC.

Externally, there is a single garage, mature gardens, and a driveway. Viewing is highly recommended.

Lanchester is a traditional village with a good range of everyday facilities, schools, and amenities. It is surrounded by picturesque open countryside and is ideally situated for commuting, being close to the A691, which provides access to Durham City and Consett, where more comprehensive shopping and recreational facilities are available.













### **Entrance Lobby**

### **Hallway**

### **Lounge**

17'1" x 11'1" (5.21 x 3.40)

### **Kitchen / Diner**

17'8" x 8'5" (5.41 x 2.57)

### **Conservatory**

15'1" x 9'6" (4.62 x 2.92)

### **Bedroom**

13'8" x 12'0" (4.19 x 3.68 )

### **En-Suite**

### **Bedroom**

11'10" x 11'1" (3.61 x 3.40)

### **Bedroom**

10'11" x 8'5" (3.33 x 2.57)

### **Bathroom**

### **Garage**

19'5" x 7'10" (5.92 x 2.41)

### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 35 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

Energy Rating: D

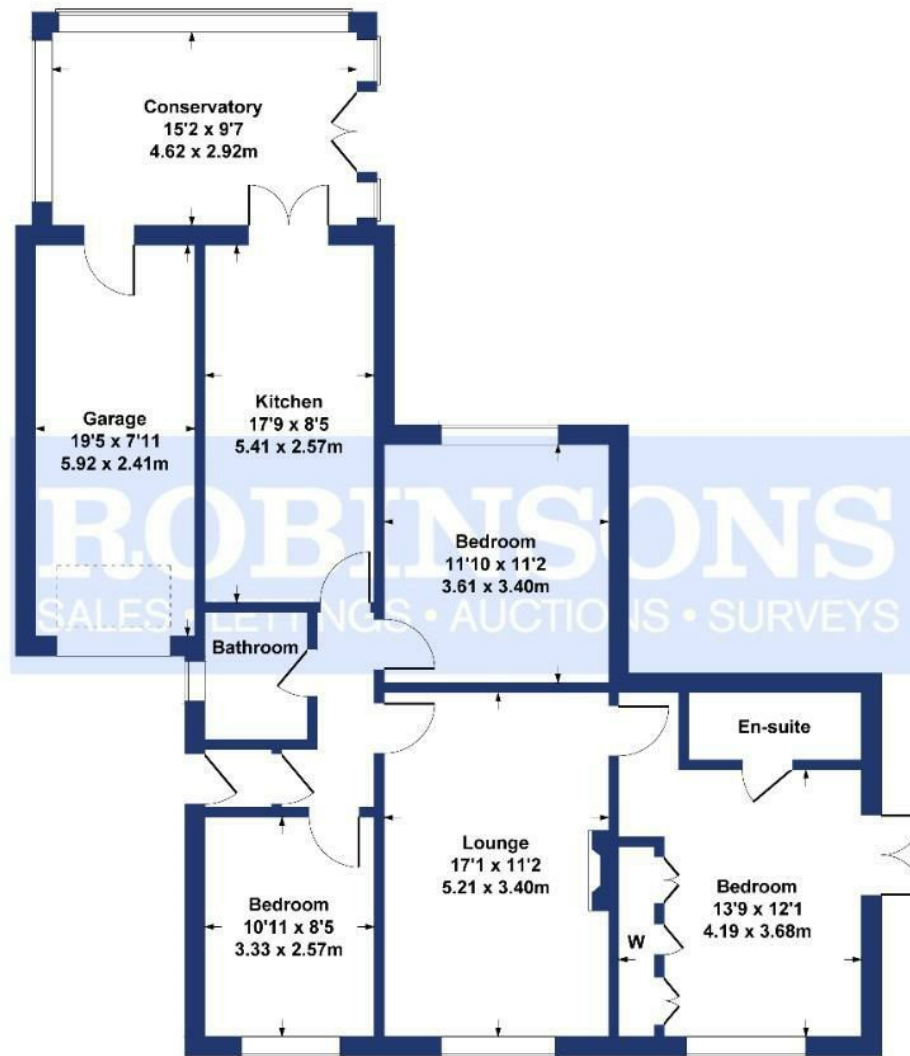


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





**Humberhill Drive**  
 Approximate Gross Internal Area  
 1213 sq ft - 113 sq m



**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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(61-81) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



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