



Lee Hill Court, Lanchester, DH7 0QE
4 Bed - House - Detached
O.I.R.O £345,000

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Lee Hill Court

Lanchester, DH7 0QE

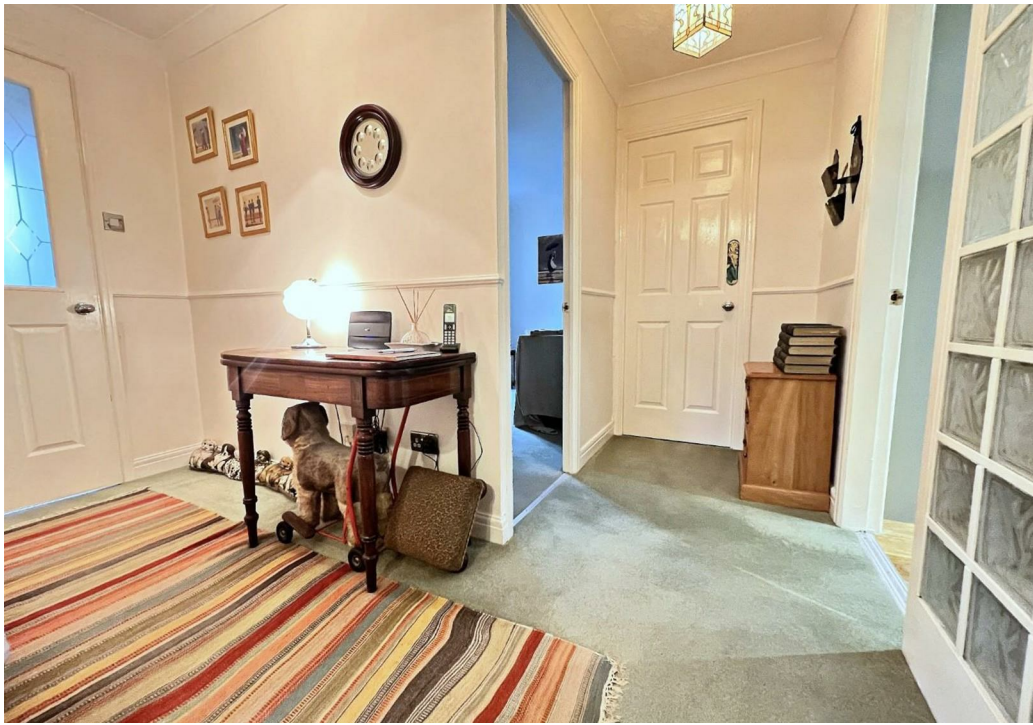
Spacious & Versatile Detached Home ** 3/4 Bedrooms ** Well Maintained & Extensively Upgraded Since 2016 ** Popular Village Location ** Outskirts of Durham ** Ample Parking & Double Length Garage ** Private Rear Garden ** Pleasant Cul-De-Sac Position ** Upvc Double Glazing & GCH ** Must Be Viewed **

The floor plan comprises; entrance vestibule, inviting hallway, cloak/WC, dining room or 4th bedroom, comfortable lounge which has space for dining or study area and patio doors to the conservatory. The kitchen breakfast room has a range of integral appliances and patio doors to the delightful conservatory, which in-turn opens to the private rear garden. The first floor has three bedrooms, with the master having a range of fitted furniture and en-suite. There is also a shower room/WC with double walk-in shower. Outside are easy maintainable block paved gardens, with the rear enjoying a private aspect.

Lanchester is a picturesque village offering a blend of rural charm and modern convenience. Its tranquil setting is perfect for families, retirees, and professionals seeking a peaceful lifestyle, yet it's only a short drive from the bustling city of Durham, about 8 miles away. The village boasts a variety of local amenities including independent shops, cafes, pubs, and essential services like a post office and a medical centre. There are excellent schools in the area, making it ideal for families with children.

For leisure, Lanchester is surrounded by scenic countryside, perfect for walking and cycling, with the Lanchester Valley Walk being a local favourite. Transport links are well-served, with regular bus services to Durham and surrounding areas, while the nearby A691 provides easy access to the A1(M) for those commuting to Newcastle or further afield. Lanchester combines the appeal of village living with easy connectivity to major towns and cities, offering a serene yet practical location for prospective home buyers.













GROUND FLOOR

Entrance Vestibule

Hallway

Cloak/WC

Lounge

28'8 x 11'9 (8.74m x 3.58m)

Dining Room or 4th Bedroom

12'0 x 7'7 (3.66m x 2.31m)

Kitchen

16'2 x 7'10 (4.93m x 2.39m)

Conservatory

15'11 x 7'9 (4.85m x 2.36m)

FIRST FLOOR

Bedroom

13'11 x 10'3 (4.24m x 3.12m)

En-Suite

5'10 x 5'5 (1.78m x 1.65m)

Bedroom

13'10 x 9'11 (4.22m x 3.02m)

Bedroom

10'2 x 7'9 (3.10m x 2.36m)

Shower Room/WC

6'6 x 5'10 (1.98m x 1.78m)

Property Features Upgraded Since 2016

- Electric garage door
- House electrics
- Shower room and En-suite
- Kitchen
- Loft boarded for storage with shelving
- GCH via combination boiler
- Upvc double glazing

Agent Notes

- Electricity Supply: Mains
- Water Supply: Mains
- Sewerage: Mains
- Heating: Gas Central Heating
- Broadband: Basic 19 Mbps, Superfast 80 Mbps
- Mobile Signal/Coverage: Average
- Tenure: Freehold
- Council Tax: Durham County Council, Band E - Approx. £2,971 p.a
- Energy Rating: C

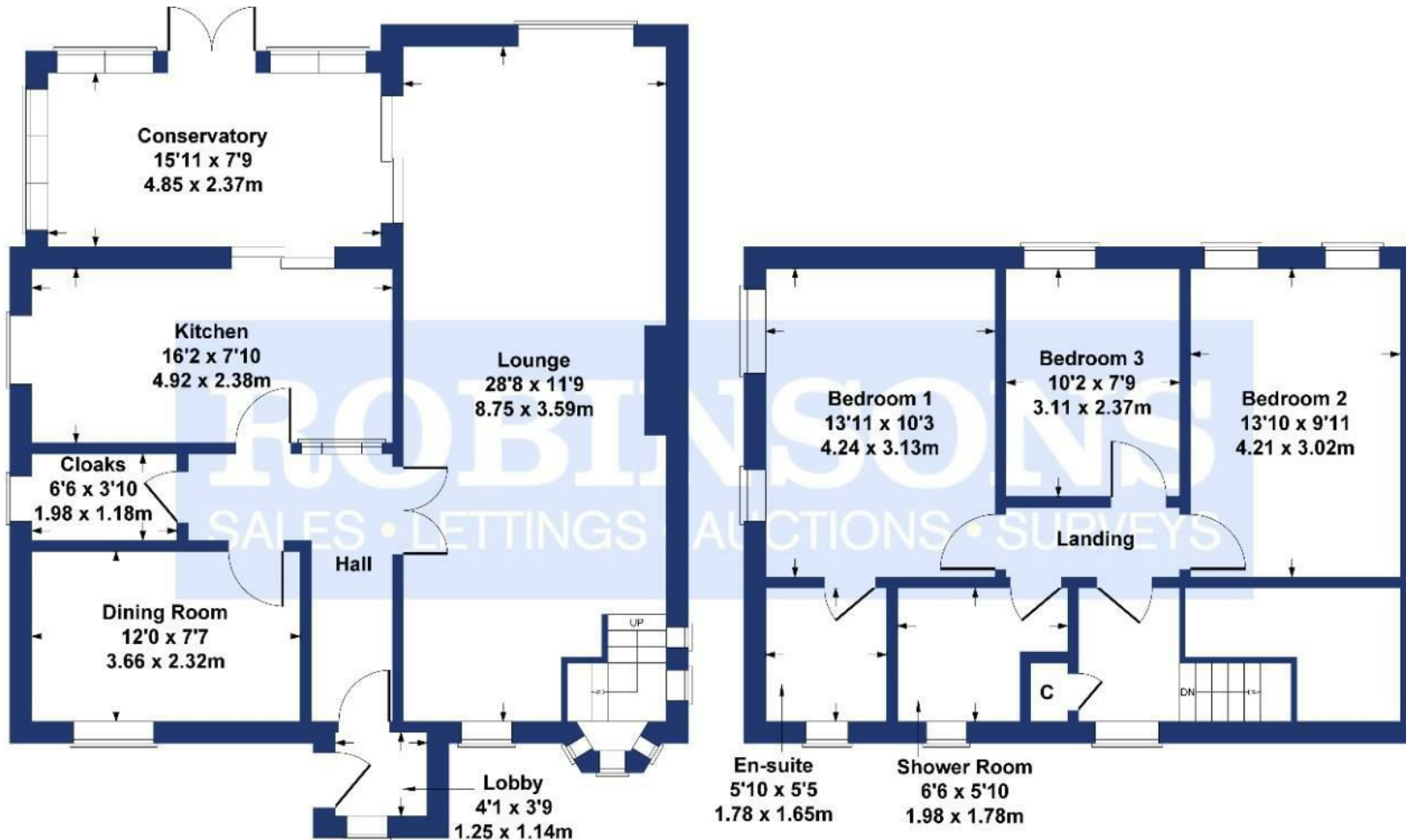
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Lee Hill Court

Approximate Gross Internal Area
1442 sq ft - 134 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-91)	B		
(69-80)	C	71	
(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

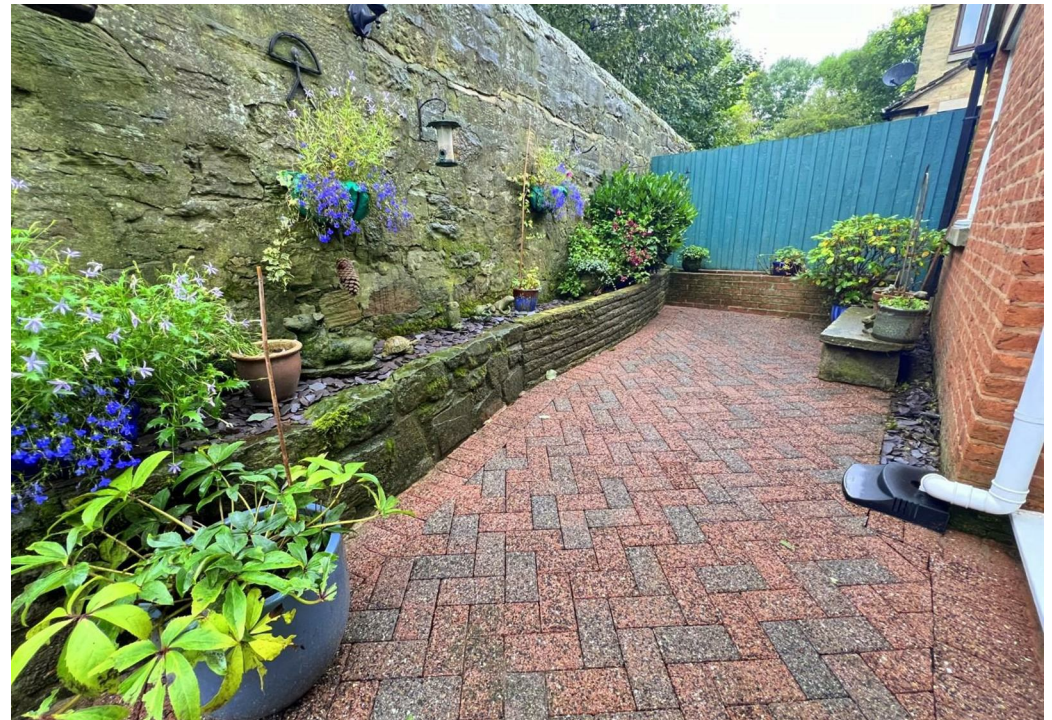
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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









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