


# SIGNATURE

## NORTH EAST

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 Pit House Lane, Houghton Le Spring DH4 6QR



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## Offers Over £379,950

Signature North East proudly presents this stunning property nestled in the heart of Leamside, Houghton Le Spring. Boasting a prime location, this refurbished 3-bedroom detached home offers spacious and beautifully presented interiors, ideal for families seeking comfort and style. With excellent shops and schools nearby and picturesque countryside views, this residence promises a lifestyle of convenience and serenity.

Step into the central hallway, where you're greeted with access to the main floor rooms and a convenient W.C. The expansive living room features large windows and a cosy log burner fireplace, perfect for relaxing evenings. Through pocket doors lies the open plan kitchen dining room, adorned with elegant French doors leading to the rear garden. The recently installed kitchen boasts sleek, shaker-style units, a trendy central island, double farmhouse sink and integrated appliances including an integrated bosch dishwasher and ample wine fridge.

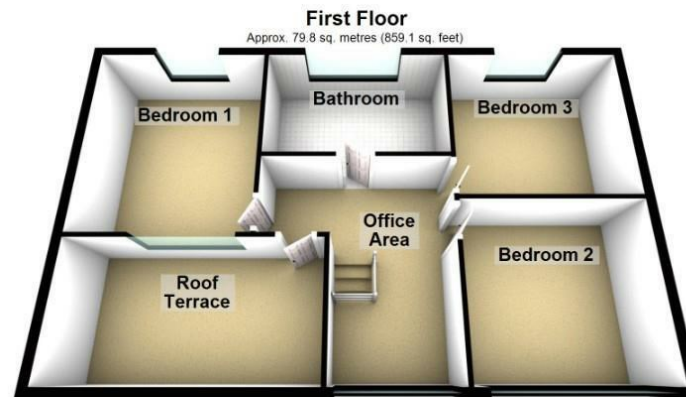
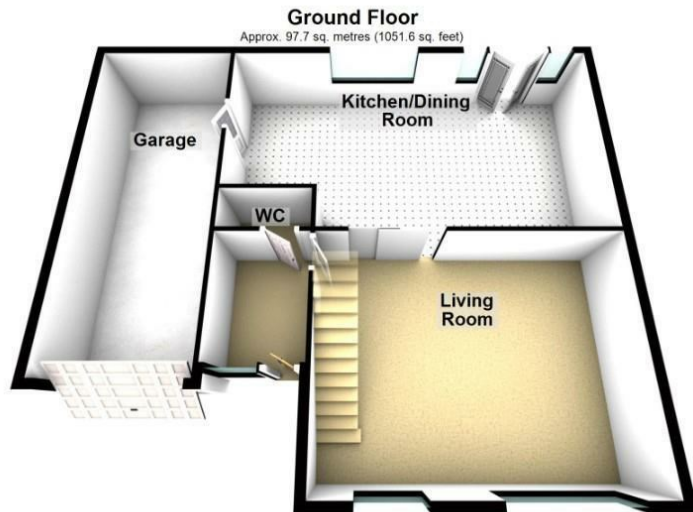
Ascending to the first floor, you'll find a spacious landing area doubling as an office space, leading to three generously sized bedrooms, each capable of accommodating a double bed and more. The recently installed bathroom offers luxury with a freestanding bathtub, Jack and Jill hand basins, and W.C. Additionally, a roof terrace provides a charming outdoor retreat for relaxation and enjoyment of the surroundings.

Externally, this home boasts off-street parking for up to 6 cars, provided by a garage and driveway, ensuring convenience and ample space for multiple vehicles. The generous westerly facing back garden is laid with a lush lawn and features lovely patio areas surrounded by an array of plants and shrubs, offering a picturesque backdrop of countryside views. This outdoor oasis is perfect for entertaining or simply unwinding in tranquillity. Don't miss the opportunity to make this exquisite property your new home. Contact Signature North East today to arrange a viewing!



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 177.5 sq. metres (1910.8 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'0" x 20'5"

Kitchen/dining room  
14'10" x 27'1"

Garage  
24'9" x 9'10"

Bedroom 1  
13'7" x 12'2"

Bedroom 2  
12'1" x 11'6"

Bedroom 3  
12'1" x 10'11"

Bathroom  
7'10" x 12'8"

Roof Terrace  
8'11" x 16'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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