



Lincoln Court

Darlington DL1 2XN

Offers Over £185,000





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- Three Bedroom Semi-Detached Corner Plot
- Bespoke Features
- Ready to Move Into

- Generous Driveway for Off Street Parking
- Wrap Around Enclosed Garden to Rear
- Viewing Highly Recommended

- Immaculately Presented Throughout
- Close to Shops & Schools
- Council Tax Band B

Welcome to this stunning three-bedroom semi-detached house located in the desirable area of Lincoln Court, on the Winchester Way development in the Haughton area of Darlington. This property has been significantly improved and boasts a modern interior throughout, making it an ideal home for families or professionals seeking comfort and style.

As you enter, you will be greeted by a reception room, complete with media wall ideal for relaxation and entertaining guests. The heart of the home is the beautifully replaced kitchen, which is both functional and aesthetically pleasing, perfect for those who enjoy cooking and socialising. The shower room has also been thoughtfully updated, ensuring a fresh and contemporary, Spa like feel.

The property sits on a large corner plot, offering the potential for extension, subject to the necessary planning permissions. This presents a fantastic opportunity for those looking to expand their living space in the future. The generous gardens surrounding the house provide a wonderful outdoor area for children to play or for hosting summer gatherings. Additionally, there is ample parking available, adding to the convenience of this lovely home.

We highly recommend viewing this property to fully appreciate its charm and the improvements that have been made. With its modern features and spacious layout, this semi-detached house is sure to attract interest. Don't miss the chance to make this delightful home your own.

Entrance Porch

Composite door to front and window to side.

Lounge

13'10 x 13'01 (4.22m x 3.99m)

Upvc double glazed window to front with shutter blinds, media feature wall with inset glass front, real flame effect fire. Oak and glass staircase to first floor landing, part panelled walls, coving to ceiling and vertical radiator.

Kitchen/Diner

13'10 x 10'06 (4.22m x 3.20m)

Upvc double glazed window and double doors to rear. Fitted wall, base and drawer

units with contrasting wood worktops. Integrated electric hob and oven with extractor over. Porcelain sink with mixer tap and spray. Integrated washing machine and space for an American style fridge freezer. Under stairs storage cupboard, LVT flooring, spotlights to ceiling and vertical radiator. With ample space for a dining table and chairs.

First Floor Landing

Bedroom One

13'01 x 9'00 (3.99m x 2.74m)

Upvc double glazed window to front with shutter blind. Vertical radiator.

Bedroom Two

9'06 x 6'07 (2.90m x 2.01m)

Upvc double glazed window to rear with shutter blind and vertical radiator. Currently being utilised as a dressing room with bespoke open wardrobes.

Bedroom Three

6'07 x 6'09 (2.01m x 2.06m)

Upvc double glazed window to rear, coving to ceiling and vertical radiator.

Shower Room

Upvc double glazed obscure window, fitted with walk in shower cubicle with waterfall head and spray. Rectangular wash hand basin in vanity unit with storage under and low level w.c. Tiled walls and floor with modern heated towel rail and spotlights to ceiling.

Externally

To the front is an impressive block paved driveway offering off street parking for approx 3/4 vehicles.

To the rear, the generous wrap around, split level, landscaped garden boasts raised beds, lawn area and patio areas and gated access to the front of the property.

Tenure

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,940

Conservation Area No

Flood Risk Very low

Floor Area 710 ft 2 / 66 m 2

Plot size 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

3 Mbps

Superfast

41 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

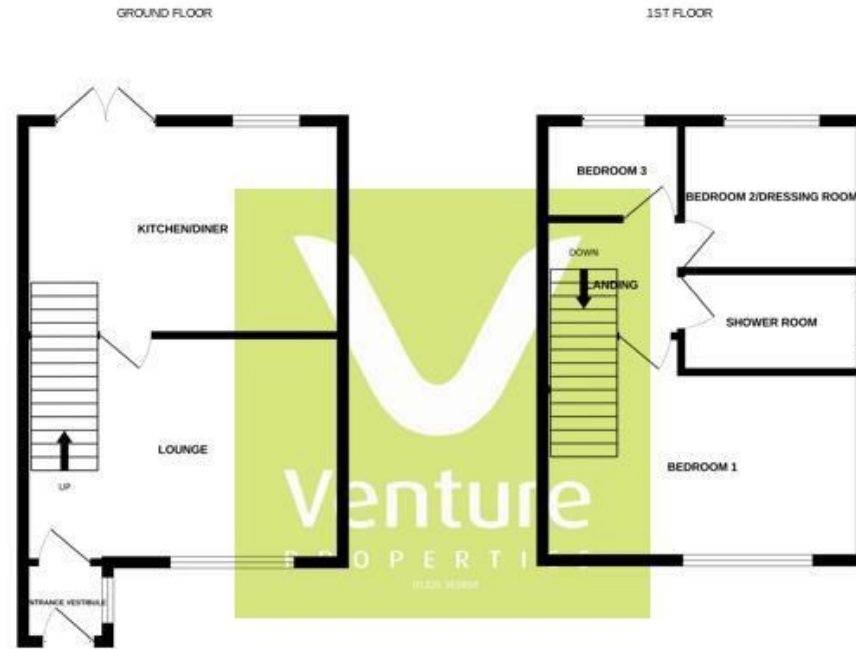
BT

Sky

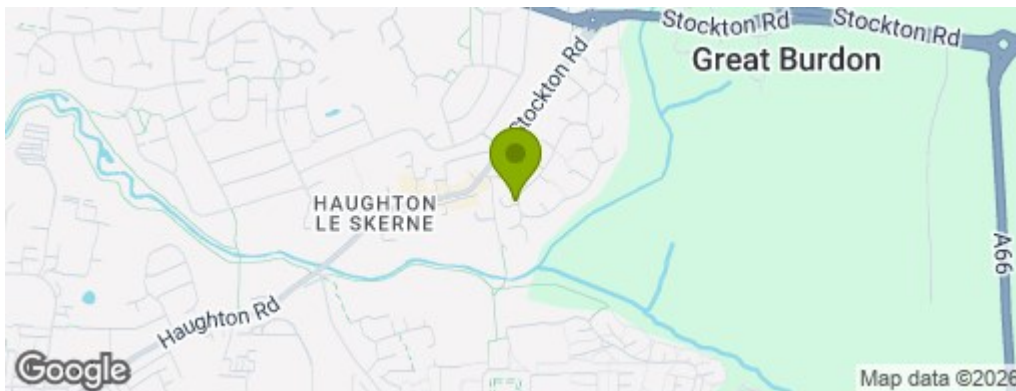
Virgin

Note

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While every effort has been made to ensure the accuracy of the information contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not listed and no guarantee as to their operability or efficiency can be given. Made with SketchUp 12.0.2.



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