



Lancelot Close, Newton Aycliffe  
Newton Aycliffe



Offers in Region of £125,000



## 22 Lancelot Close

Newton Aycliffe, Newton Aycliffe

Nestled within a popular modern development, this well-presented three-bedroom mid-terrace home offers stylish accommodation ideal for first-time buyers, young families, or downsizers seeking a comfortable and low-maintenance lifestyle.

The ground floor features a bright lounge with French doors that open onto the rear garden, creating a welcoming space for relaxation. The contemporary kitchen/diner provides ample worktop space and room for family dining, while a convenient ground-floor WC completes the layout.

Upstairs, the property offers three bedrooms, including a generous master bedroom with private en-suite. A modern family bathroom serves the remaining bedrooms, making the home practical and well-designed for everyday living.

Externally, the property benefits from a neat frontage, and off-street parking. The rear garden offers a private outdoor space perfect for sitting out, family play, or easy outdoor entertaining.

Situated close to local shops, schools, and transport links, this attractive home delivers comfort, convenience, and excellent value in a sought-after location.

Council Tax band: B

Tenure: Freehold



- Three bedrooms including a master with en-suite
- Modern kitchen/diner
- Spacious lounge with French doors opening to the rear garden
- Ground-floor WC and contemporary family bathroom
- Off-street parking and low-maintenance gardens
- Energy Performance Certificate: C

**Entrance Hallway**

2'7" x 5'8" (0.80 x 1.73 m)

**WC**

**Kitchen\Diner**

8'9" x 12'1" (2.68 x 3.69 m)

**Lounge**

14'9" x 11'11" (4.50 x 3.63 m)

**Landing**

5'9" x 3'6" (1.76 x 1.08 m)

**Bedroom 1**

9'3" x 10'8" (2.82 x 3.26 m)

**En-Suite**

5'2" x 4'10" (1.60 x 1.49 m)

**Bedroom 2**

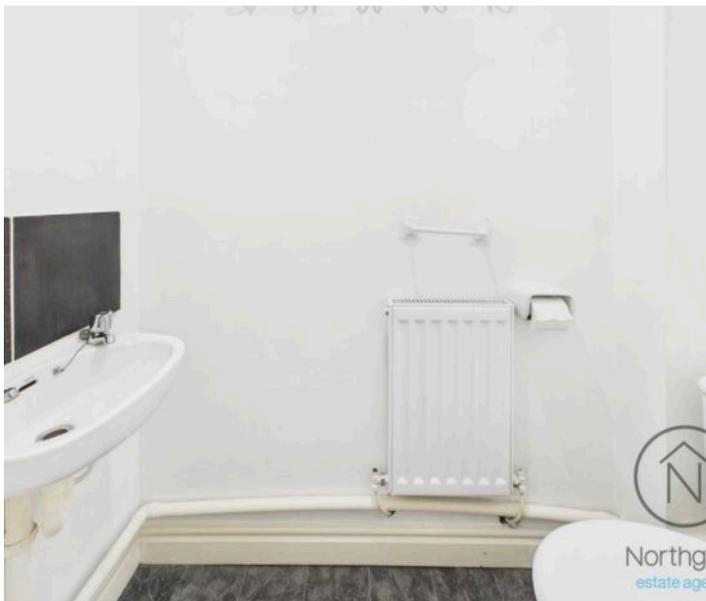
6'0" x 9'3" (1.85 x 2.84 m)

**Bedroom 3**

8'5" x 6'7" (2.58 x 2.01 m)

**Bathroom**

5'5" x 6'1" (1.67 x 1.87 m)



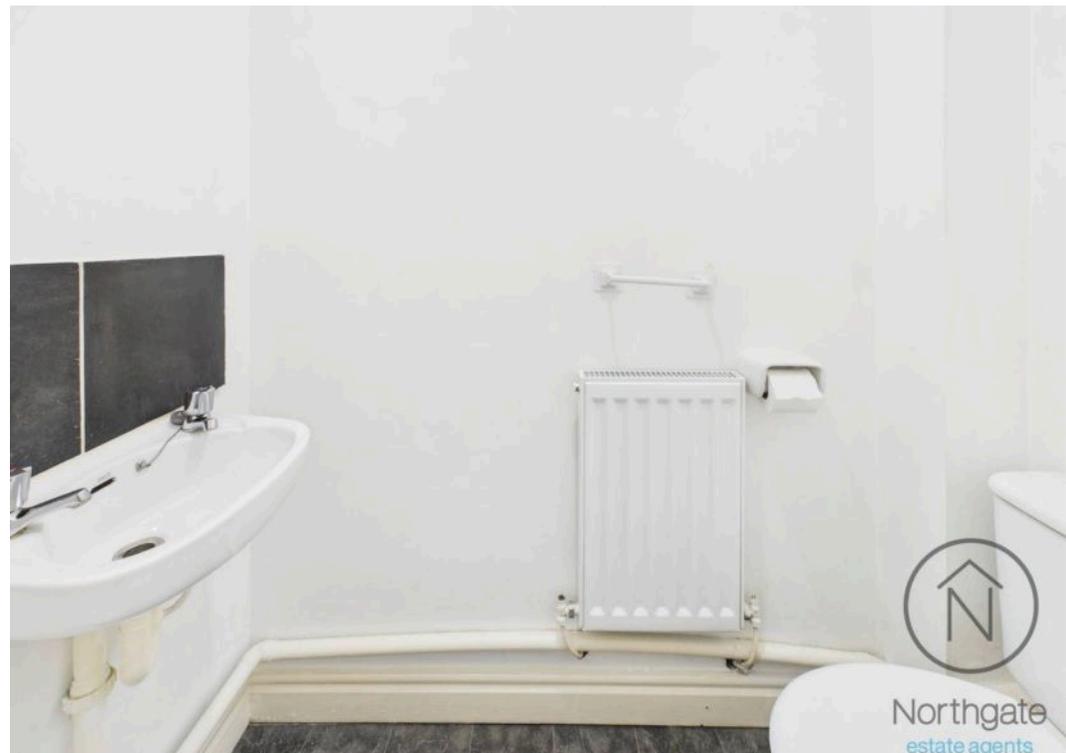


REAR GARDEN

ALLOCATED PARKING

2 Parking Spaces



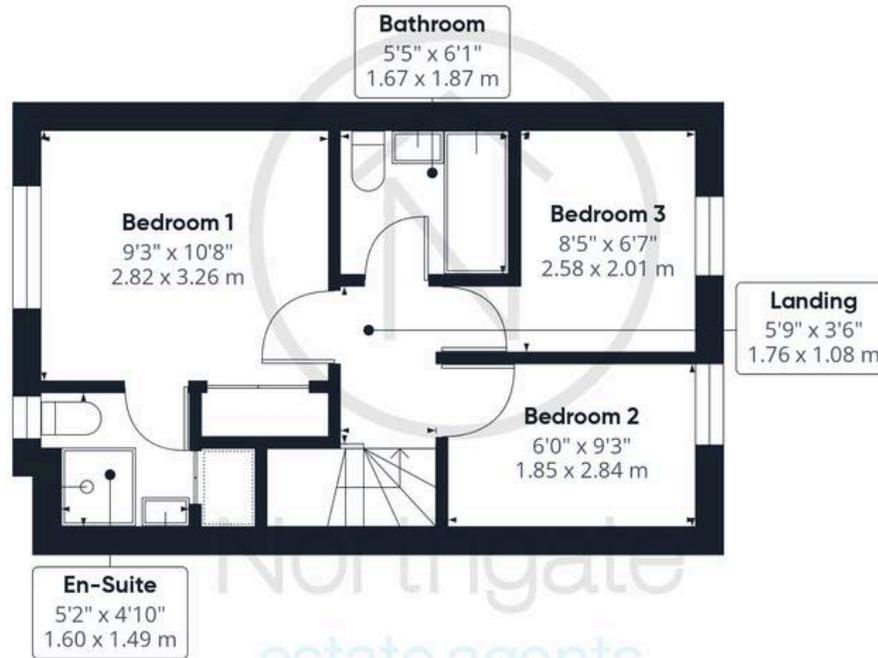




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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

667 ft<sup>2</sup>

62 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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