



## Lexington Court

Durham DH7 8UD

Offers In The Region Of £284,950





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# Lexington Court

Durham DH7 8UD



- No chain involved
- EPC RATING - C
- Flexible reception room which can be used as a fifth bedroom

- Extended and much improved
- Large garden room extension
- Garden room with outbuildings

- Four generously proportioned bedrooms
- Modern refitted kitchen
- Good commuter links via the A690

Available with no onward chain, this larger than average, extended detached house offers spacious living accommodation throughout including four generously proportioned bedrooms and large living areas. Located in a highly sought after and ever popular location, there is excellent access to Durham City and access to open countryside.

At ground floor level there is a welcoming entrance hallway with cloakroom/WC, living room and further flexible reception room which can be used to suit the needs of any buyer including as fifth bedroom. There is a modern comprehensively fitted kitchen which opens in to a large garden room extension. To the first floor, there are four spacious bedrooms, as well as a lovely family bathroom. Externally there is a block paved double driveway to the front providing off street parking whilst to the rear is an enclosed rear garden which comes with a wooden outbuildings.

A ideal family home, viewing is essential for full appreciation.

## GROUND FLOOR

### Entrance Hall

Welcoming entrance hallway with stairs leading to the first floor, a cloaks cupboard, UPVC double glazed window to the side and two radiators.

### WC

Comprising of a WC and hand wash basin inset to a vanity unit, attractive modern co-ordinated tiling to all four walls and floor, heated towel rail, extractor and recessed spotlights to the ceiling.

### Living Room

15'3" x 11'6" max (4.66 x 3.53 max)

Well proportioned with a UPVC double glazed bow window to the front, wood flooring and radiator.

### Study/Family Room/Bedroom Five

15'3" x 7'8" (4.67 x 2.34)

A flexible room which can be used to suit the needs of any buyer including as a fifth bedroom. Having a UPVC double glazed bow window to the front, radiator and large storage cupboard with lighting.

### Kitchen

26'2" x 9'1" (7.98 x 2.77)

Comprehensively refitted with a range of white gloss units having composite worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel double oven with gas hob and extractor over, an integrated dishwasher, as well as plumbing for a washing machine and tumble dryer space. Further features include useful larder storage units, an understairs cupboard, a breakfast bar, wood laminate flooring and a wall panel radiator.

### Garden Room

24'6" x 13'5" (7.49 x 4.11)

An excellent addition to the property, this large extension greatly adds to the living space and has UPVC double glazed french doors to the rear garden, a UPVC double glazed window, two velux windows, recessed spotlighting, wood laminate flooring and three radiators.

## FIRST FLOOR

### Landing

Having a cupboard housing the combi gas central heating boiler and access to the loft which is boarded for storage.

### Bedroom One

15'2" min x 10'0" (4.63 min x 3.05)

Generous double bedroom with a UPVC framed double glazed window to the front, radiator and built in wardrobes/storage finished with modern glazed and stainless steel framed glass panelled doors.

### Bedroom Two

9'5" x 9'3" (2.89 x 2.84)

Double bedroom with a UPVC framed double glazed window to the rear and radiator.

### Bedroom Three

16'5" x 11'5" max (5.02 x 3.48 max)

A large interconnecting bedroom with two UPVC double glazed windows to the front and two radiators.

### Bedroom Four

11'8" x 7'8" (3.56 x 2.34)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

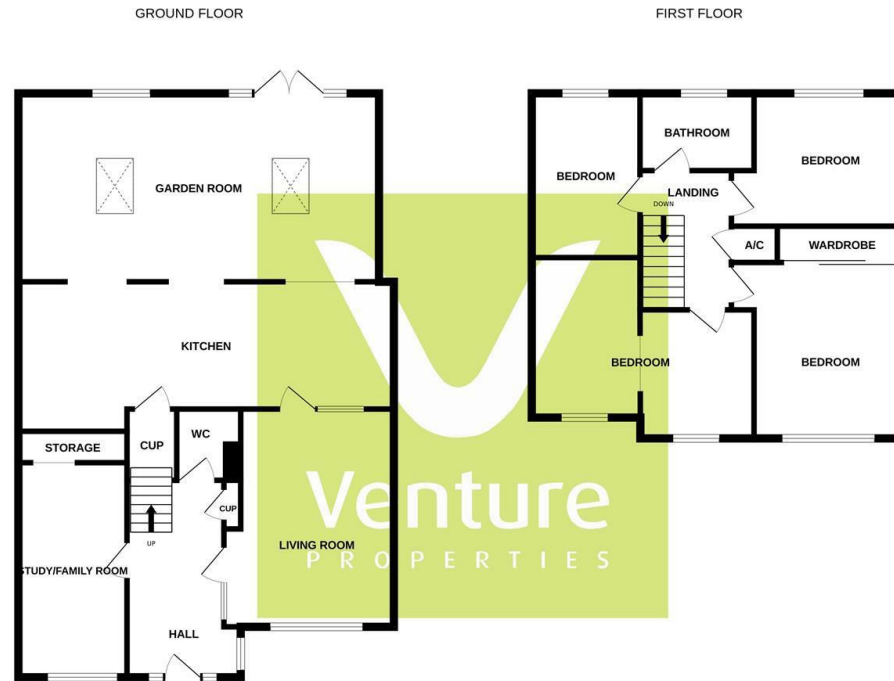
### Family Bathroom/WC

8'1" x 5'5" (2.48 x 1.66)

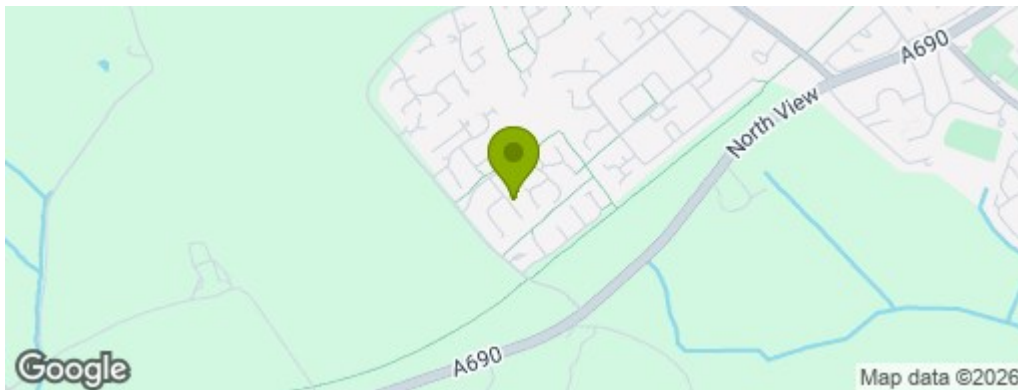
Luxurious family bathroom comprising of a tiled bath with stainless steel mixer tap, overbath mains fed shower and shower screen, hand wash basin and wc inset to a vanity unit incorporating a stainless steel mixer tap and hardwood worktops. Having attractive glazed tiling to all four walls and likewise to the floor, heated towel rail, extractor, recessed spotlights to the ceiling and UPVC double glazed opaque window to the rear.

## EXTERNAL

To the front of the property is a lawned garden and double width driveway for off street parking. At the rear is an enclosed garden with lawn and patio area. There is an extensive wooden outbuilding which is insulated and has power and lighting. Perfect for outdoor living or as a home office .



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, contents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

Tenure: Freehold  
 Gas and Electricity: Mains  
 Sewerage and water: Mains  
 Broadband: Ultrafast Broadband available. Highest available speed is TBC Mbps.  
 Mobile Signal/covrage: We recommend contacting your service provider for further information.  
 Council Tax: Durham County Council, Band: C Annual price: £2268 (Maximum 2025)  
 Energy Performance Certificate Grade C  
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.  
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL  
 durham@venturepropertiesuk.com