KAN MOVE
Estate Agents

Three bed Semi Detached Bungalow for sale - £305,000

Lothian Close - Spennymoor



Council Tax Band: B

EPC Rating: C

WOW Take a look at this rare Extended Three bedroom semi Detached Bungalow that has been well designed and adapted offering spacious living accomodation by the current owners. The property is well presented with exceptional fittings including oak doors throughout, gas fired central heating system and is fully double glazed. To the front of the property is off street parking and a garden, Entering into the hallway is two double bedrooms with Wet room, Reception room two is currently used as a Dining room with French Doors out to the rear Garden/Decking area, Well appointed Cashmere Gloss kitchen with intergrated appliances flows through to extended reception room one with Bi-Fold doors and a log burner. Externally to the rear is a large garden with Decking and patio area, timber shed with power and light currently used as a utility that can be used as office /study. Viewing is Highly recommended by appointment only

Bathrooms 1 **Beds 3**

- **EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW**
- **TWO RECEPTION ROOMS**
- **WELL APPOINTED KITCHEN**
- **GAS FIRED CENTRAL HEATING SYSTEM**
- **WET ROOM**
- **LARGE REAR GARDEN WITH DECKING/PATIO**

SCAN FOR DETAILS

Entrance Hallway
Composite Entrance door into hallway, access into bedroom one, two and the Wet room.

Bedroom One 25' 0'' x 10' 0'' (7.61m x 3.05m)
UPVC Double glazed window to front, Upvc double glazed French Doors out to rear garden, spot lights to ceiling, a superb range of fitted wardrobes.

Bedroom Two 10' 0'' x 10' 0'' (3.05m x 3.05m)plus fitted wardrobes
UPVC Double glazed window to front, fitted wardrobes and dressing table with side drawers, spot lights to ceiling.

Wet Room
UPVC Double glazed window to rear, vanity unit, low level w/c, wall mounted chrome heated towel rail, fully tiled walls, spot lights, double shower head off the mains.

Reception Room Two 19' 0'' x 12' 0'' (5.79m x 3.65m)
UPVC French doors to garden/decking/patio, door into bedroom three

Bedroom Three 9' 0'' x 12' 0'' (2.74m x 3.65m)
UPVC Double glazed window to front, fitted wardrobes.

Kitchen 10' 0'' x 23' 0'' (3.05m x 7.01m)
Well appointed kitchen which flows through to extended Reception room two. UPVC Double glazed window and door to the rear. Baxi boiler in cupboard, Cashmere gloss range of floor to ceiling units, integrated dishwasher, two double eye level ovens, induction hob with extractor hood, plumbing for washing machine, spot lights to ceiling.

Extended Reception Room 10' 0'' x 24' 0'' (3.05m x 7.31m)
Composite door to side out to the front of property. Bi-fold upvc double glazed doors, velux windows, wall mounted anthracite radiator, log burner set on hearth.

Externally
From the front of the property is gravelled area offering off street parking with a garden. to the rear of the proerty is a large garden with Decking area and patio. A large timber shed with power and light is currently used as a utility but has potential to be used for office or space.

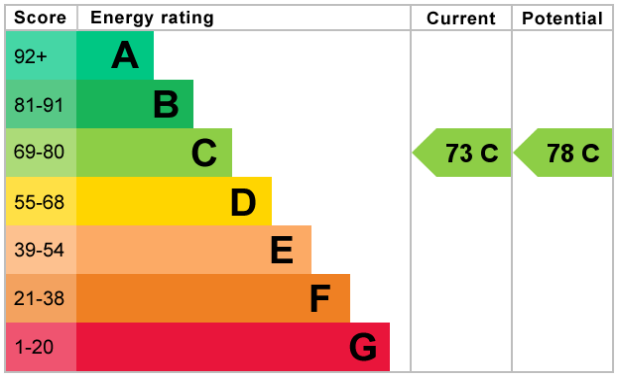




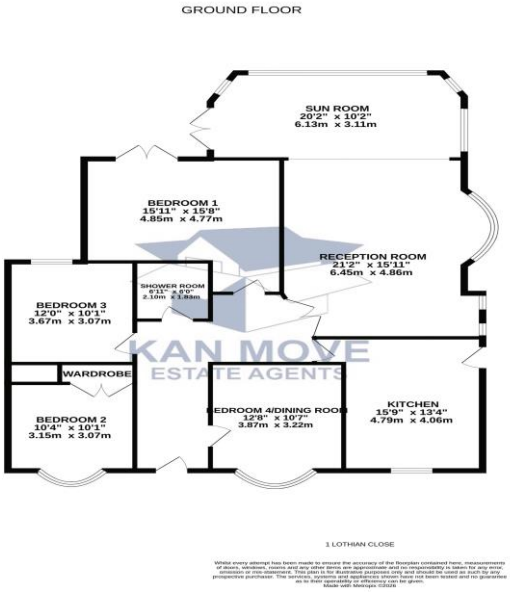








These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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Kan Move Sales
38 High Street, Spennymoor, Co. Durham DL16 6DB
01388 417270
info@kanmove.com
Kanmove.com