



## 1 Lakeside Court

, Spennymoor, DL16 6ET

£95,000



An impressive three bedroom end link house which occupies a generous corner plot on this attractive development, conveniently located within easy reach of all local amenities. The property benefits from gas central heating, double glazing a pleasant lounge, attractive fitted kitchen with integrated cooking appliances dining area, downstairs WC, three good bedrooms, the master having built in wardrobes and a well fitted bathroom/WC. Outside are front garden with extensive off road parking, an enclosed rear garden area with patio and a large workshop to the side. This comfortable home is priced within reach of first time buyers and is well recommended for viewing.



## Ground Floor

### Entrance Vestibule

With composite entrance door.

### Lounge 14'8 x 13'5 (4.47m x 4.09m)

With central heating radiator.

### Kitchen / Dining Room 17'10 x 12'1 (5.44m x 3.68m)

Has attractive range of fitted wall and floor units, inset sink, plumbing for washer, wall mounted gas boiler, built in electric oven, gas hob and extractor canopy, French doors opening on to rear garden and central heating radiator.

### Cloakroom

Has WC, wash basin and tiled walls

## First Floor

### Bedroom 1 12'9 x 8'5 (3.89m x 2.57m)

Has built in sliding door wardrobes and central heating radiator.

### Bedroom 2 13'9 x 8'7 (4.19m x 2.62m)

Has central heating radiator.

### Bedroom 3 10'10 x 5'11 (3.30m x 1.80m)

Has central heating radiator.

### Bathroom / WC

Has white suite comprising shower bath with mains water shower, wash basin in vanity unit, storage cupboard and WC. Heated towel rail, tiled walls and floor.

### Outside

To the front is an enclosed off road parking area, at the rear is a pleasant enclosed private garden with patio and access to large workshop / storage fitted with mains power and lighting.

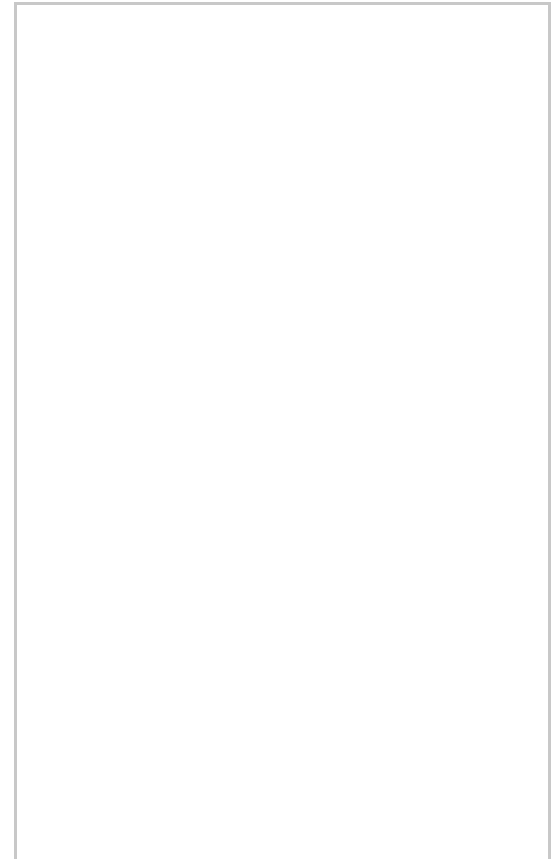
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## Area Map



## Floor Plans



## Energy Efficiency Graph

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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