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Lotherton Drive Spennymoor, DL16 7FF

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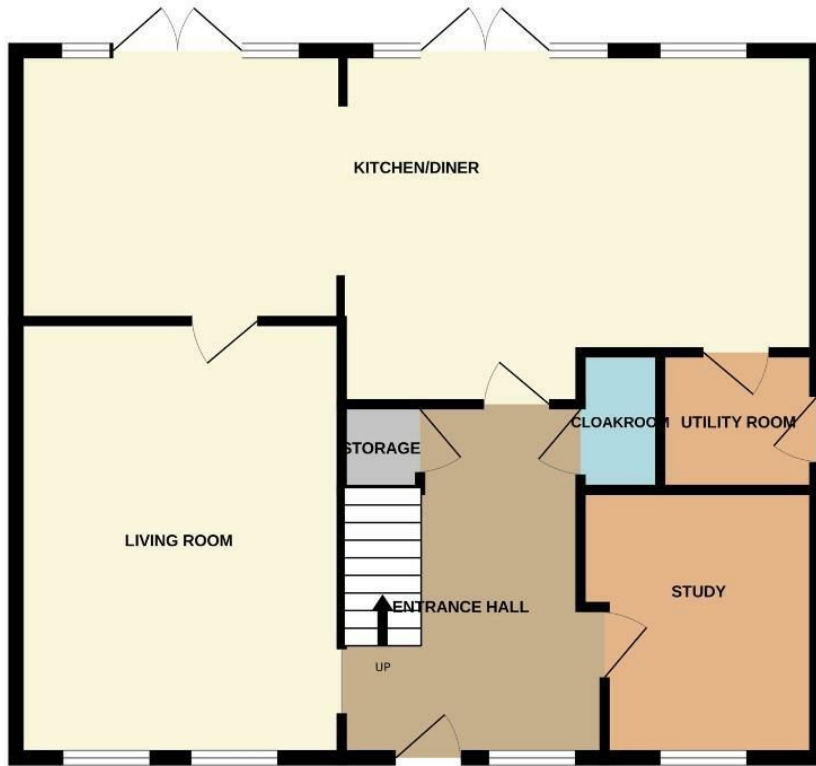
Offers In The Region Of £375,000

Stunning four-bedroom detached family home located on a highly sought-after residential estate in Spennymoor. Ideal for first time buyers or growing families, this beautifully presented property offers spacious and versatile accommodation throughout, an enviably sized enclosed rear garden along with a detached double garage with off-street parking for multiple vehicles. Pleasantly positioned for commuters, the property is just 10 minutes from the A1(M) and offers excellent road links north to Newcastle and Durham and south towards Darlington via the A167 and A688 making it the ideal property for professionals and families seeking a quieter residential setting with excellent connectivity. Spennymoor is surrounded by beautiful countryside, offering a wide range of public walkways and cycle routes. The town itself boasts excellent amenities, including supermarkets, primary and secondary schools, independent shops, restaurants, and leisure facilities.

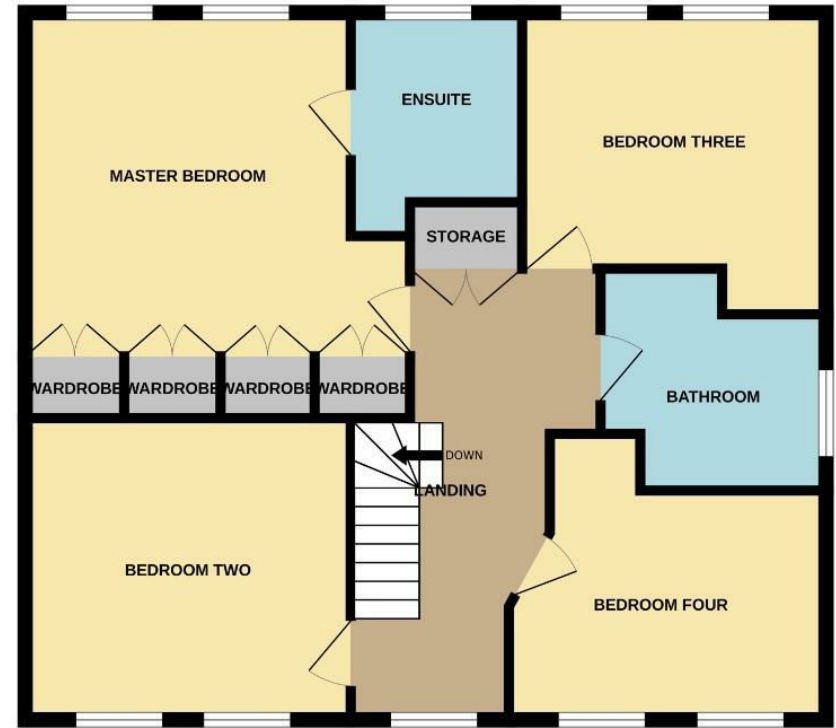
In brief, the property comprises; a large entrance hall leading into the living room, spacious open-plan kitchen/dining room, utility room, study and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, three further double bedrooms and family bathroom. Externally, the property has a neat, lawned garden to the front while to the rear, there is a generously sized rear garden, fully enclosed mainly laid to lawn with patio area ideal for outdoor seating and furniture. There is a detached double garage with up and over doors, along with off street parking available for multiple cars.

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GROUND FLOOR



1ST FLOOR



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		81	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Living Room

16'8" x 12'4"

A beautifully proportioned living room located at the front of the property, offering ample space for both relaxation and entertaining. Dual windows allow natural light to flood in, highlighting the elegant décor and the newly installed herringbone flooring, which flows seamlessly throughout the entire ground floor, creating a sense of continuity and sophistication.

Kitchen/Diner

30'8" x 13'5"

An impressive open-plan kitchen and dining space designed for modern family living. Fitted with a stylish range of wall, base, and drawer units complemented by quality work surfaces, integrated gas hob with extractor, electric oven with separate grill, and fridge/freezer. Plenty of space remains available for a seating area/breakfast nook along with the separate dining area allowing further space for a table and chairs. Two sets of French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Utility Room

6'0" x 5'2"

Recently updated utility room offering additional storage and counter space, complete with inset sink and plumbing for washing machine and tumble dryer.

Study

9'10" x 9'3"

A versatile home office with neutral décor and a front-facing window providing natural light. Ideal for remote working, a playroom, or an additional snug.

Cloakroom

5'2" x 2'11"

Conveniently located ground floor cloakroom fitted with a WC and wash hand basin, complemented with the elegant flooring throughout the rest of the floor.

Master Bedroom

13'11" x 13'10"

A generous main bedroom at the rear of the property, spacious enough for a super-king bed plus additional furniture. Finished in modern tones, it benefits from fitted wardrobes, dual windows for natural light, and a newly updated stylish ensuite.

Ensuite

8'6" x 6'11"

The newly refurbished ensuite features a walk-in shower with rainfall and overhead showerheads, WC, and wash hand basin set within a sleek vanity unit.

Bedroom Two

12'7" x 11'5"

A large bright, king-sized bedroom with fitted wardrobes and plenty of space for additional furniture, perfect as a second principal bedroom. It benefits from dual windows for that light and airy feel.

Bedroom Three

11'9" x 9'10"

Another large, well-proportioned double bedroom with neutral décor. Benefiting again from dual windows in keeping with this modern and bright house.

Bedroom Four

12'3" x 8'2"

A comfortable double bedroom, again with dual windows for plenty of natural light, perfect for a child's room, guest room, or home office.

Bathroom


8'6" x 6'6"

A modern family bathroom fitted with a panelled bath, separate shower cubicle, WC, and wash hand basin, combining practicality with style. The upstairs floor also features a small reading nook on the landing, offering a quiet retreat.

External

Externally to the front, the property features a neat lawned garden, while to the rear there is a substantial fully enclosed garden laid mainly to lawn with a patio area, perfect for outdoor seating and entertaining. The property also benefits from a detached double garage with up-and-over doors and off-street parking for multiple vehicles

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











