



Leazes Lane, Wolsingham, DL13 3DP
2 Bed - Bungalow - Detached
£350,000

ROBINSONS
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Leazes Lane Wolsingham, DL13 3DP

* NO ONWARD CHAIN * ATTRACTIVE FEATURES THROUGHOUT * DRIVEWAY AND GARAGE * FRONT AND REAR GARDENS *

We are excited to bring to the sales market this 2/3 bedroom stone built property which is part of a small estate originally built in 1865 for the Bainbridge family and was completely renovated and extended in 2004 as part of 'The Leazes', a high quality development. The property itself is situated within a pleasant gated community close to the town centre of Wolsingham. The property is warmed by gas central heating and has double glazed windows and the floor plan is flexible, with the opportunity for one of the reception rooms to be converted to provide a third bedroom.

The internal accommodation comprises; entrance porch with solid wood doors giving access to the front and rear gardens and features exposed stone walls and has space for boots and coats. An inner hallway with storage cupboard gives access to the lounge which has large sash windows over looking the front garden, solid oak flooring and a multi-fuel stove housed within a stone inglenook with slate hearth.

A door from the living room leads into the bespoke kitchen, which is fitted with a range of painted cream coloured solid wood base and glass display wall mounted units with marble worktops incorporating a porcelain sink with mixer tap. There is space for appliances and dining table with views over the front garden. A door leading to the dining room/third bedroom which has book shelves and storage.

The main bedroom is a generous size with a range a fitted wardrobes and enjoys views over the rear garden and has a vaulted ceiling with exposed beams. The main bedroom has access to its own en-suite shower room with three piece suite. The second bedroom is a double which also has views over the rear garden.

To conclude the internal accommodation there is a bathroom with three piece suite.

Council Tax Band E
EPC Rating: C
FREEHOLD













LOCATION

The property is conveniently located in the popular Weardale village of Wolsingham which has a range of amenities including grocery store, bakery, butchers, gym, café, restaurant, public house and fuel station. The village has primary and secondary schooling, both being within walking distance away. The village also benefits from a popular play park and recreational sports area and has an abundance of rural walks. Wolsingham has a regular bus service giving access to other neighbouring villages and towns, including Stanhope and Crook. It is within a short drive away from Durham City Centre and Bishop Auckland, and major transport links including Newcastle and Teesside international airport can both be reached approximately an hour by car.

OUTSIDE

The property has enclosed gardens to both front and rear and are mainly laid to lawn. There is a detached garage and driveway allowing parking for two vehicles. Beyond the driveway there is a woodland garden area which is enclosed

VENDOR DISCLAIMER RE SERVICE CHARGE

We have been informed by the current vendor that the service charge for January to December 2023 = £813.00

Service charge covers:

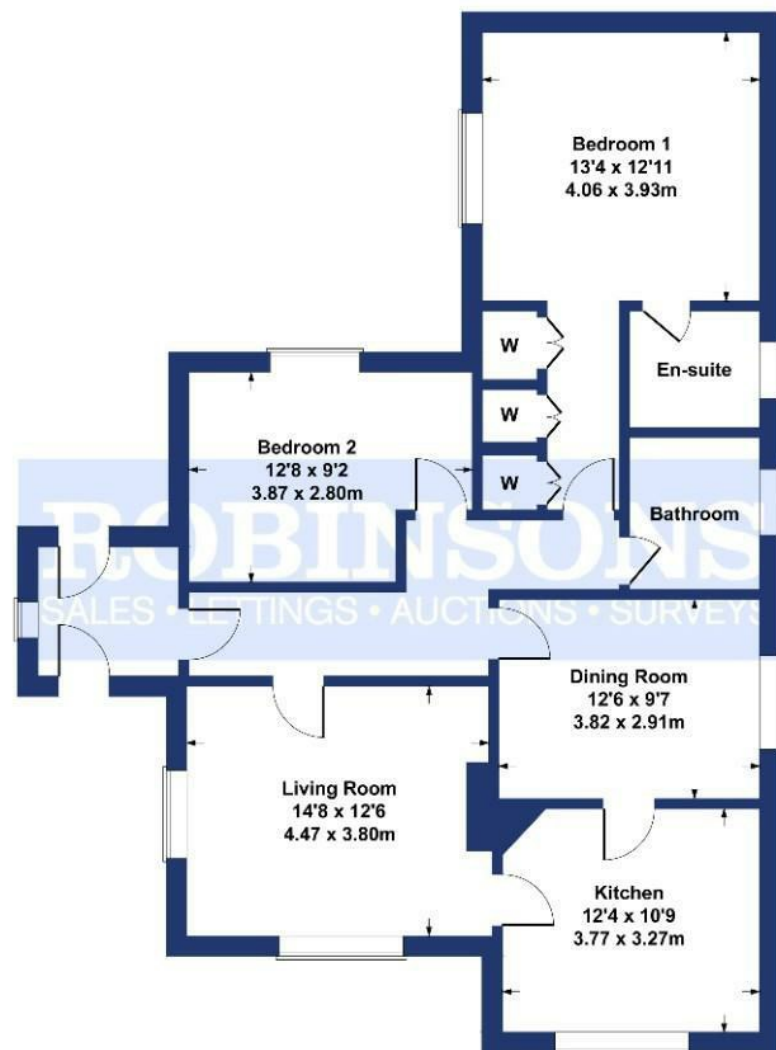
- Landscape Maintenance
- Electricity communal area
- Buildings insurance
- Directors and officers insurance
- Repairs
- Companies House fee
- Company secretarial fee
- Management fee
- Reserve Fund Contribution





Leazes Lane Wolsingham

Approximate Gross Internal Area
1066 sq ft - 99 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham, DL15 9UA
Tel: 01388763477
info@robinsonscrook.co.uk
www.robinsonsestateagents.co.uk

