



Lincoln Walk, Great Lumley, DH3 4QN
2 Bed - Flat
£750 Per Calendar Month

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SALES • LETTINGS • AUCTIONS • SURVEYS

*** AVAILABLE NOW * BEAUTIFULLY PRESENTED * MUCH IMPROVED * EXTENDED * NEW FLOORING THROUGHOUT * MODERN KITCHEN * ATTRACTIVE SHOWER ROOM / WC * ENCLOSED REAR GARDEN ***

Available to rent immediately on an unfurnished basis is this beautifully presented, extended and much improved home, situated within the traditionally popular village of Great Lumley. Finished to an excellent standard and benefitting from new flooring throughout, modern fixtures and fittings and well-proportioned accommodation, the property should appeal to a variety of tenants.

The floorplan comprises a welcoming entrance hallway, spacious lounge, two good sized bedrooms and a modern shower room/WC. A particular feature is the extended integrated kitchen, fitted with an attractive range of modern units and benefitting from French doors opening directly onto the rear garden, creating a bright and practical space for everyday living.

Externally, the property benefits from an enclosed rear garden providing a pleasant and useful outdoor space.

Lincoln Walk is situated within the popular village of Great Lumley, offering convenient access to a good range of local shops, schools and everyday amenities. Chester le Street town centre and Riverside Park are only a short drive away, providing a wider range of shopping, leisure and recreational facilities. The village is also particularly well placed for commuters, with excellent access to the A1(M), A693 and surrounding road networks providing straightforward travel to Durham, Newcastle, Sunderland and surrounding areas.

****Specification: Unfurnished****



Entrance Hallway

Lounge

Kitchen

Bedroom

Bedroom

Bathroom

External

Externally, the property benefits from an enclosed rear garden providing a pleasant and useful outdoor space.

AGENT'S NOTES

Council Tax: Durham County Council, Band A

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.

Gas Supply – Mains

Electricity Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile Phone Coverage – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Estimated Broadband Download Speeds – Please refer to the Ofcom website: <https://www.ofcom.org.uk>

Flood Risk – Please refer to the GOV.UK website: <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – Please refer to the GOV.UK website: <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known.

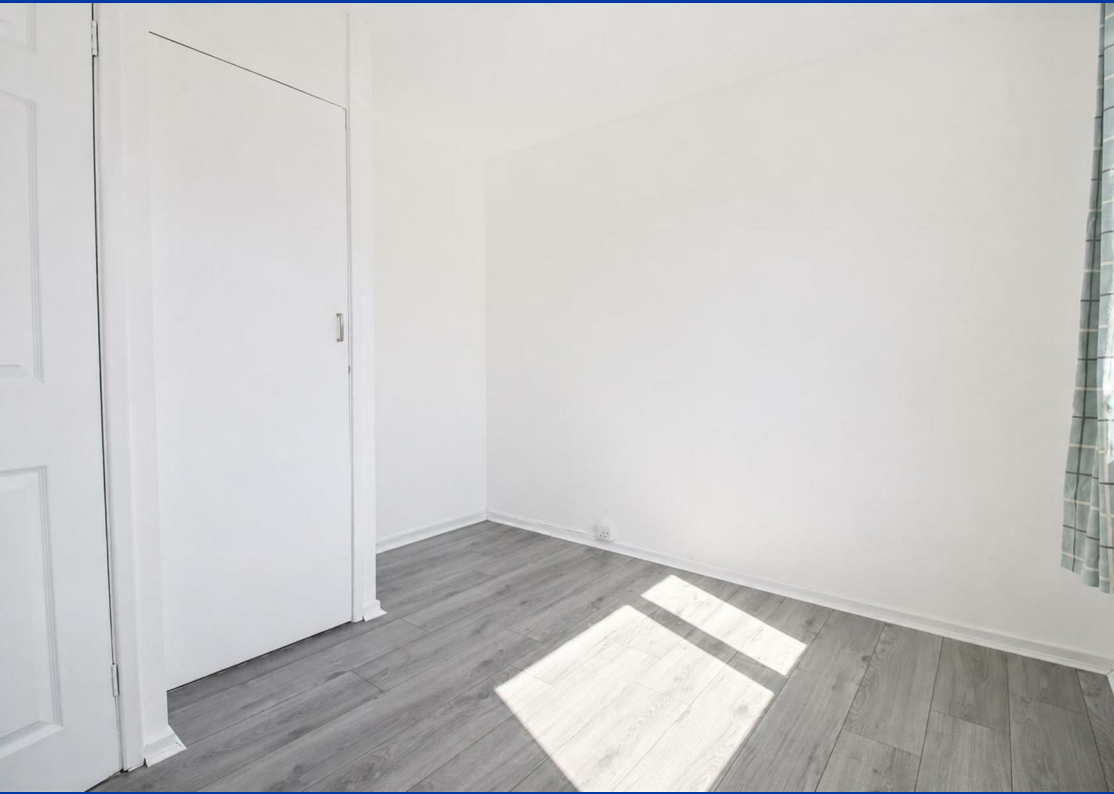
Accessibility/Adaptations – Extended.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

REDRESS

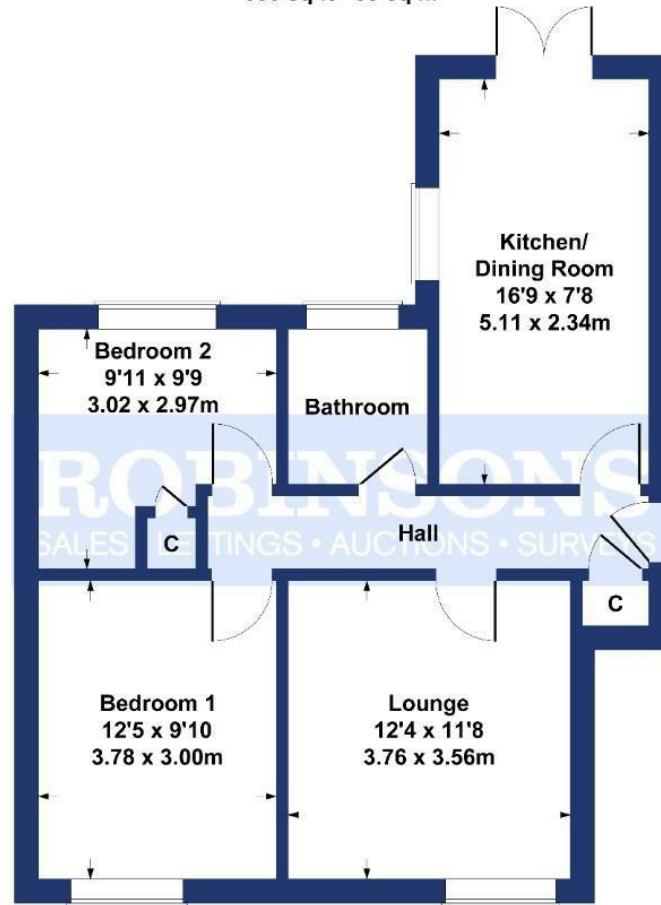
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH





Lincoln Walk

Approximate Gross Internal Area
630 sq ft - 59 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. 2026

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		
England & Wales		
EU Directive 2002/91/EC		

70 74

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.