



Langton Lea, High Shincliffe, DH1 2QF  
4 Bed - House - Detached  
£440,000

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# Langton Lea

## High Shincliffe, DH1 2QF

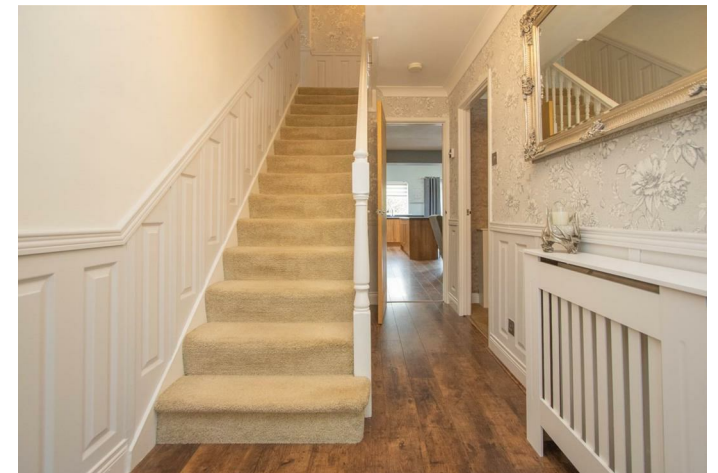
Stunning Family Detached Home \*\* Extended & Spacious Floor Plan \*\* Fabulous Open Plan Living, Dining & Kitchen Area \*\* Principle Bedroom With En-Suite \*\* Private Rear Aspect \*\* Lovely Gardens & Patio Areas \*\* Ample Driveway Parking \*\* Early Viewing Advised \*

The floor plan comprises: entrance porch with double doors opening to the inviting hallway. Useful office or additional bedroom with WC. The comfortable lounge provides a fantastic relaxation area. The focal point of this beautiful home is the stunning open plan living kitchen and dining area. This fabulous space is ideal for relaxing, entertaining and family gatherings. Fitted with a range of units and a selection of integral appliances, and double doors opening to the rear garden. There is also a useful utility room which leads to an enclosed patio area. The first floor has four good size bedrooms with principle bedroom having en-suite shower room. There is also a family bathroom/wc. Outside, the property occupies a pleasant corner. There is ample driveway parking which leads to the part converted garage which makes an ideal store area. The rear garden is secluded with various patio areas and private aspect.

High Shincliffe is a highly regarded and sought after location, providing a peaceful setting whilst being close to Durham City. Whilst being within easy reach of the city and major road links like the A1(M) & A19 north and south, there is an array of countryside with riverside walks also easily accessible.

Local amenities close by include the Betty Bees cafe and the well regarded Rose Tree and The Avenue public houses/restaurants. There is also a well regarded Primary School in the local area.

The surrounding countryside offers many miles of trails for walking, riding, and cycling through woodland, fields and along the banks of the river Wear. Durham City offers a great mix of history, culture, shops, bars, and restaurants.























## Ground Floor

### Porch

5'11" x 5'11" (1.80 x 1.80)

### Inviting Hallway

14'0" x 5'11" (4.27 x 1.80)

### Office/Reception

10'9" x 8'7" (10'09" x 8'07") (3.28 x 2.62)

### W C

7'4" x 2'11" (2.24 x 0.89)

### Sitting Room

19'7" x 11'7" (19'07" x 11'07") (5.97 x 3.53)

### Open Plan Kitchen/Breakfast, Dining & Family Longe

23'9" x 17'9" (23'09" x 17'09") (7.24 x 5.41)

### Utility Room

9'4" x 8'4" (9'04" x 8'04") (2.84 x 2.54)

## First Floor

### Bedroom One

12'9" x 11'7" (12'09" x 11'07") (3.89 x 3.53)

### En-Suite

9'10" x 5'8" (3.00 x 1.73)

### Bedroom Two

13'0" x 8'5" (3.96 x 2.57)

### Bedroom Three

11'6" x 8'8" (11'06" x 8'08") (3.51 x 2.64)

### Bedroom Four

10'0" x 8'4" (3.05 x 2.54)

### Bathroom/Wc

8'7" x 5'5" (8'07" x 5'05") (2.62 x 1.65)

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 23 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

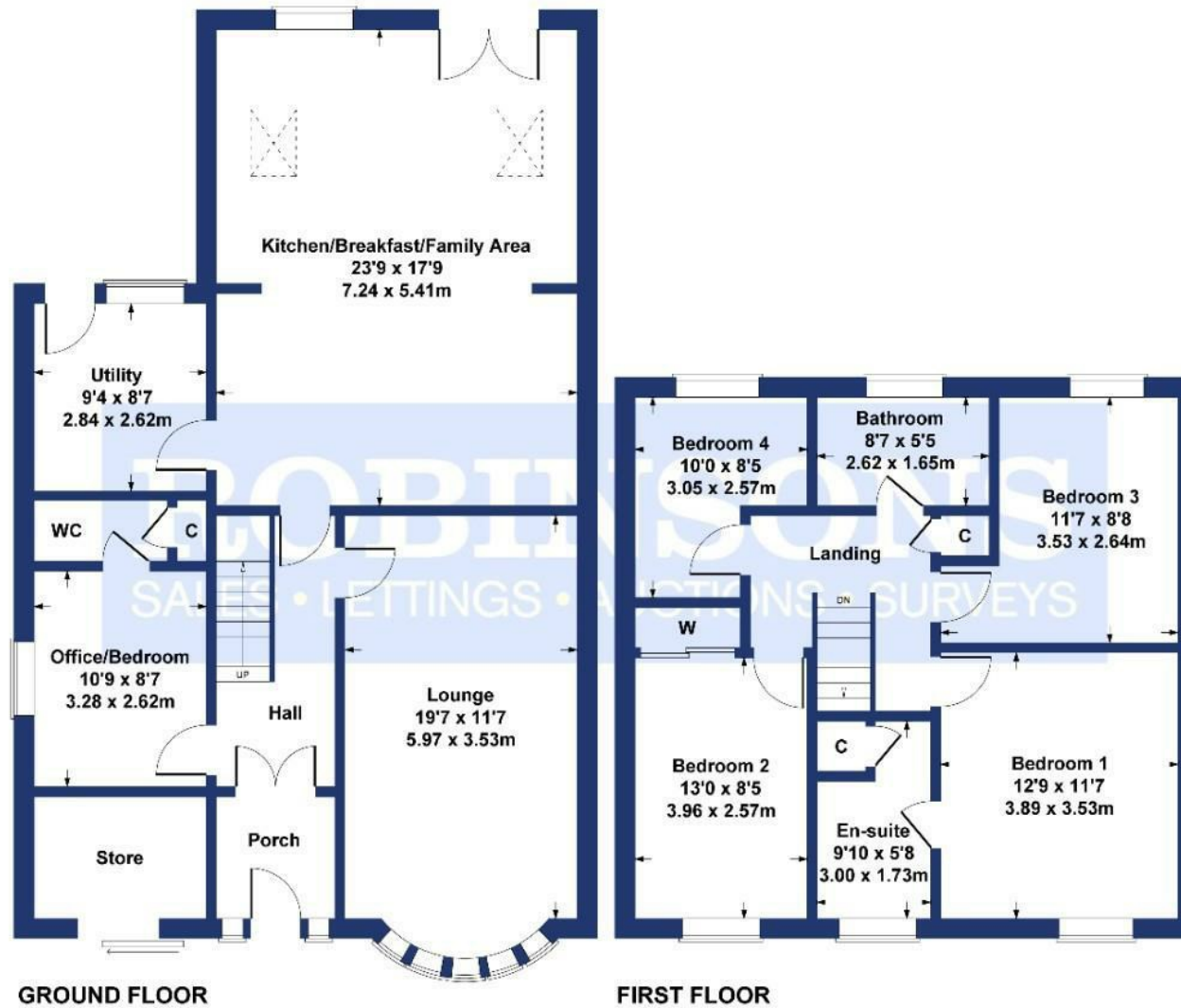






# 31 Langton Lea

Approximate Gross Internal Area  
1792 sq ft - 166 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. 2025

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>81</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 |

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























