

Lincolnshire Close, Belmont, DH1 2BP
2 Bed - Bungalow - Semi Detached
O.I.R.O £229,950

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**No Chain ** Very Popular Location ** Turnkey Bungalow ** Early Viewing Advised **

An exceptional, beautifully refurbished two-bedroom semi-detached bungalow occupying a delightful cul-de-sac position in the highly sought-after Belmont area of Durham.

Immaculately presented and refurbished throughout to an impressive standard, this superb bungalow combines contemporary styling with comfortable, easy-to-manage single-storey living. Particular attention has been paid to the finishing touches, with elegant neutral décor, quality flooring and striking brushed-gold fittings creating a sophisticated and luxurious feel throughout.

Pleasantly positioned towards the outskirts of a quiet and established cul-de-sac, the property enjoys an attractive setting while remaining exceptionally convenient for local amenities, transport connections and Durham City Centre.

Internally, the accommodation is entered via a welcoming entrance hallway and includes two well-proportioned bedrooms, together with a comfortable and inviting living room. The stunning refitted kitchen is a particular highlight, beautifully appointed with a comprehensive range of contemporary wall and base units, complementary work surfaces and stylish finishes.

Completing the accommodation is the sumptuous shower room/WC, finished to an excellent standard with contemporary sanitary ware, attractive tiling and brushed-gold detailing, continuing the refined styling found throughout the home.

Externally, the property is complemented by gardens to both the front and rear, while a particularly useful long driveway provides ample off-street parking. Double gates give access to a covered car port, with the driveway continuing to a detached garage, adding further parking, storage or







LOCATION

Lincolnshire Close is a peaceful cul-de-sac situated within the highly regarded Belmont area of Durham, offering an ideal combination of a quiet residential setting and excellent access to local amenities.

Belmont is a well-established and popular location, with a range of everyday facilities close at hand, including local shops, a post office, public library, doctors' surgery and schools catering for a variety of age groups. Regular bus services also provide convenient connections to Durham City Centre and the surrounding areas.

For commuters, the location is particularly well placed. Durham City Centre lies approximately three miles away and offers an extensive selection of shops, restaurants, leisure facilities and recreational amenities. The nearby A690 provides straightforward access towards Durham and Sunderland, while the A1(M) interchange at Carrville offers excellent road links throughout the North East and beyond.

Agents Notes

Council Tax: Durham County Council, Band B - Approx. £2039 p.a
Tenure: Freehold
Property Construction – Standard
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

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.





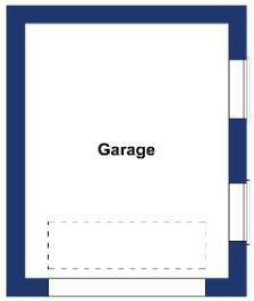






Lincolnshire Close

Approximate Gross Internal Area
633 sq ft - 59 sq m
(Excluding Garage)



GARAGE

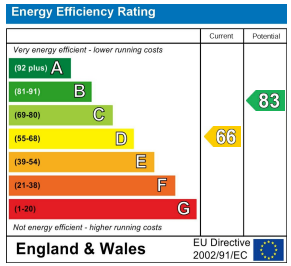


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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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.

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