

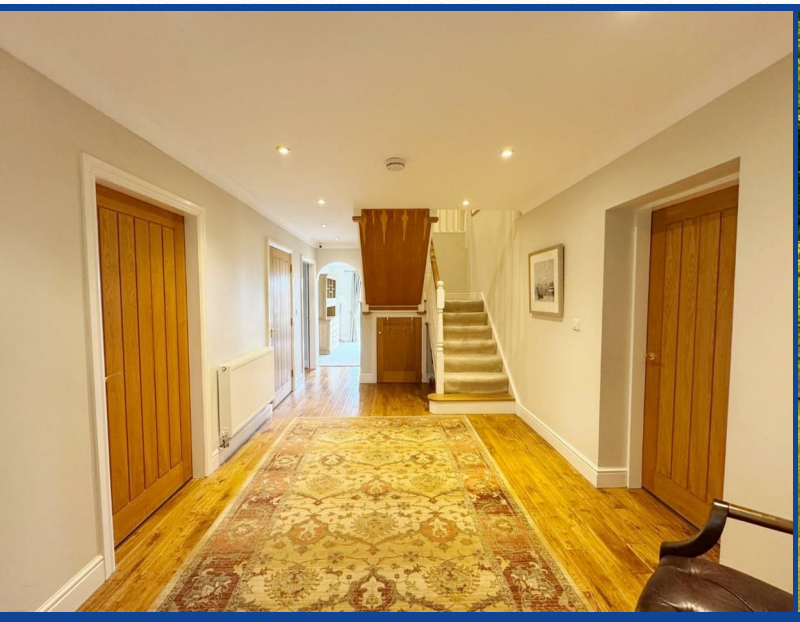



Linden House, Mainsforth, DL17 9AA
4 Bed - House - Detached
Offers In Excess Of £450,000

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Nestled within the quaint, semi-rural location of Mainsforth; we are delighted to offer to the market this sensational, detached family residence with four double bedrooms, four reception rooms & wrap around gardens. 'Linden House' is a stunning home, designed & constructed in 2011 by its current owners; enjoying a beautiful blend of modern family living with country cottage features throughout. Having easy access to all of the local amenities offered in & around the neighbouring villages of Sedgefield & Bishop Middleham & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, this exquisite property also benefits from gas central heating & double glazing throughout. This generous floorplan briefly comprises: Welcoming entrance vestibule with stairs to the first floor & access to a useful ground floor cloaks/wc, spacious lounge with windows to front elevation & feature gas fire, separate study/home office, a spectacular breakfasting kitchen (measuring 22ft approximately) with a range of fitted wall & base units, integrated appliances & further access into a separate utility room, dining room with French doors to the rear patio area & beautiful snug with multi-fuel wood burner. The first floor landing boasts four double bedrooms (all of which have fitted wardrobes), with the master bedroom having en-suite facilities & a separate family bathroom with four piece suite. In addition, Linden House boasts a 33ft x 24ft (approximately) loft space which would be ideal should a purchaser wish to develop this home further. Externally, the property enjoys a wrap around garden with lawned & patio areas bordered via a wide range of plant/shrubs, fenced boundaries & a double driveway with access to garage. This property is one of a kind & we thoroughly recommend full internal inspection in order to fully appreciate its style, specification, layout & quality throughout.

FREEHOLD
EPC Rating: C
Council Tax Band: F

ENTRANCE PORCH

RECEPTION HALLWAY

GROUND FLOOR CLOAKS / WC

LIVING ROOM
13'8 x 11'0 (4.17m x 3.35m)

SNUG
12'10 x 11'0 (3.91m x 3.35m)

DINING ROOM
11'4 x 10'11 (3.45m x 3.33m)

HOME OFFICE
8'2 x 11'4 (2.49m x 3.45m)

KITCHEN / BREAKFAST ROOM
22'2 x 10'1 (6.76m x 3.07m)

UTILITY ROOM
5'11 x 6'11 (1.80m x 2.11m)

FIRST FLOOR LANDING

MASTER BEDROOM
13'0 x 11'4 (3.96m x 3.45m)

EN-SUITE
7'2 x 9'8 (2.18m x 2.95m)

BEDROOM TWO
14'1 x 11'4 (4.29m x 3.45m)

BEDROOM THREE
11'0 x 11'0 (3.35m x 3.35m)

BEDROOM FOUR
10'6 x 11'0 (3.20m x 3.35m)

FAMILY BATHROOM
8'5 x 9'8 (2.57m x 2.95m)

LOFT SPACE
33'0 x 24'0 (10.06m x 7.32m)

EXTERNALLY

SINGLE GARAGE
19'4 x 11'2 (5.89m x 3.40m)

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.

COMPLIANCE
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.











OUR SERVICES

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Lettings and Management

Strategic Marketing Plan

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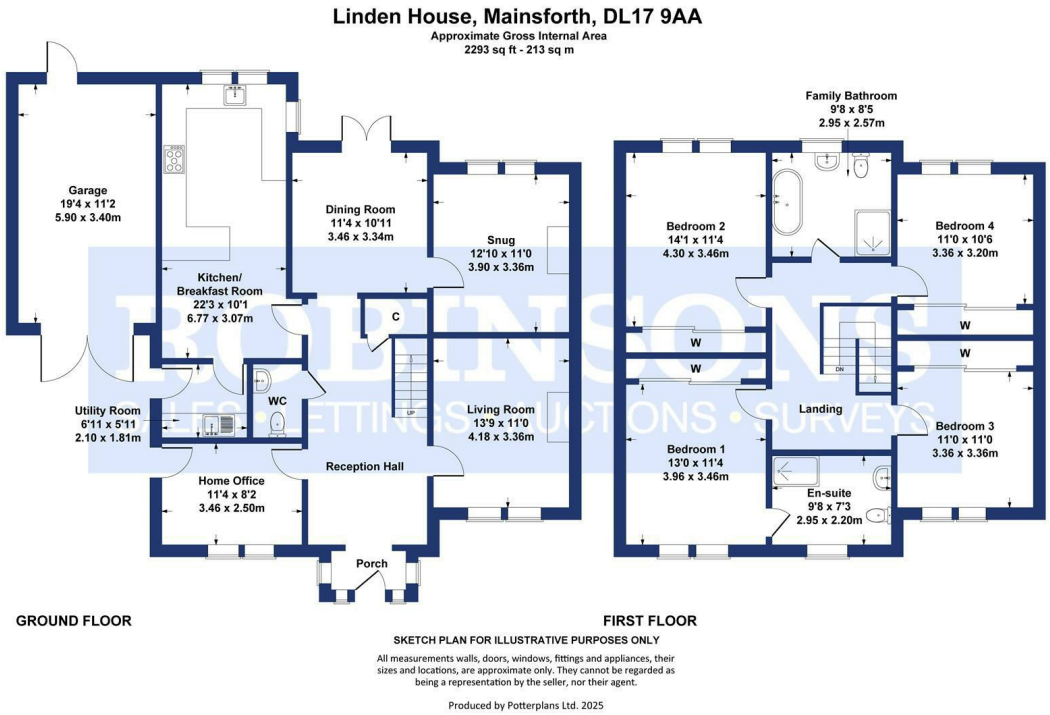

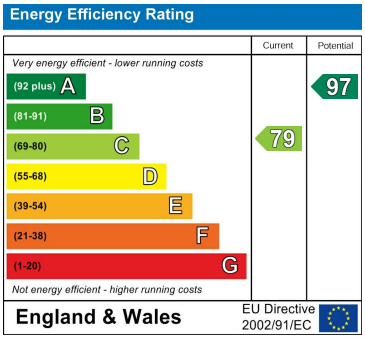

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