



**Lile Gardens, TS21 2EF**  
**3 Bed - Bungalow - Detached**  
**£340,000**

**ROBINSONS**  
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Nestled peacefully within the heart of Sedgefield, we are delighted to offer to the market with no onward chain; this deceptively spacious three bedroom detached bungalow. Rarely available, this impressive residence is the perfect purchase for families or couples seeking both internal & external space. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links & bus routes, this well proportioned property also benefits from gas central heating & double glazing throughout. Whilst elements of the home do require some modernisation, the property itself briefly comprises: Welcoming entrance hallway with storage, spacious lounge (measuring 16ft approximately) with access to a conservatory overlooking the rear garden, kitchen with a range of fitted wall & base units with further access to a separate utility room, dining room with window to front elevation, three double bedrooms (the master bedroom having en-suite facilities) & family bathroom with three piece suite. Externally, the property enjoys a generous plot, with an extremely well maintained garden positioned to the rear/side which is largely laid to lawn with a range of plant & shrub borders whilst a spacious, block paved driveway with ample vehicle parking is situated to the front & leads to an integrated 17ft (approximately) single garage. We highly encourage thorough internal inspection in order to fully appreciate the style, space, layout & potential of this remarkable residence for sale.

FREEHOLD  
EPC Rating: E  
Council Tax Band: E

#### **ENTRANCE HALLWAY**

**LOUNGE**  
16'10 x 11'9 (5.13m x 3.58m)

**CONSERVATORY**  
12'4 x 9'8 (3.76m x 2.95m)

**KITCHEN**  
12'9 x 10'0 (3.89m x 3.05m)

**UTILITY ROOM**  
6'9 x 6'5 (2.06m x 1.96m)

**SEPARATE DINING ROOM**  
11'1 x 9'11 (3.38m x 3.02m)

**MASTER BEDROOM**  
11'5 x 11'4 (3.48m x 3.45m)

**EN-SUITE SHOWER ROOM**  
8'5 x 6'4 (2.57m x 1.93m)

**BEDROOM TWO**  
11'9 x 11'1 (3.58m x 3.38m)

**BEDROOM THREE**  
9'11 x 7'9 (3.02m x 2.36m)

**FAMILY BATHROOM**  
9'11 x 7'9 (3.02m x 2.36m)

#### **EXTERNALLY**

**GARAGE**  
17'6 x 11'10 (5.33m x 3.61m)



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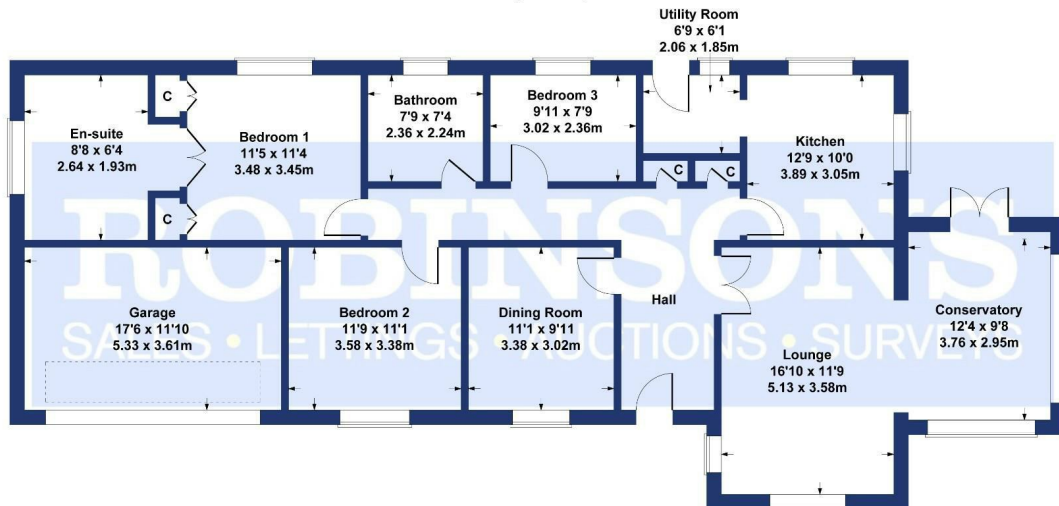
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Lile Gardens, Sedgefield, TS21 2EF

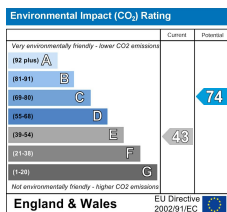
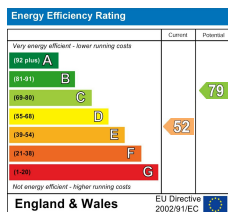
Approximate Gross Internal Area  
1557 sq ft - 145 sq m



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



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# ROBINSONS

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