



Lothian Close, Spennymoor, DL16 7SX
4 Bed - Bungalow - Semi Detached
Asking Price £275,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Lothian Close Spennymoor, DL16 7SX

RARELY AVAILABLE ON THE MARKET

Robinsons are delighted to present this exceptional and extended three/four-bedroom semi detached bungalow, a truly outstanding home that reflects the current owner's impeccable taste and attention to detail throughout. Occupying a generous and private plot, this superb family home is ideally situated for easy access to Spennymoor town centre, local schools, bus routes, and a wide range of amenities.

Offering an abundance of living space and versatile accommodation, this unique property boasts a wealth of desirable features, including a stunning fitted kitchen with integrated appliances, spacious reception rooms, ample storage, a modern shower room/wet room, a large driveway, detached garage, and a beautifully maintained rear garden.

The accommodation briefly comprises: welcoming entrance hallway, spacious lounge, separate dining room (which could also serve as a fourth bedroom), stunning fitted kitchen with integrated appliances, impressive sunroom extension, modern shower room/wet room, and three generous double bedrooms. Externally, the property benefits from a large block-paved driveway providing ample off-road parking, along with a detached garage. To the rear is a substantial, private, and beautifully landscaped garden, complete with an attractive block-paved patio area, creating the perfect space for outdoor entertaining and relaxation.

Properties of this calibre and style rarely become available, and early viewing is highly recommended to avoid disappointment.

EPC RATING - C
Council Tax Band - B











Hallway

Quality flooring, Radiator.

Lounge

21'7 x 14'4 max points (6.58m x 4.37m max points)

Quality flooring, Upvc bay window, radiator, Upvc windows, electric fire and surround, bi folding doors leading to sun room.

Kitchen

14'8 x 10'9 max points (4.47m x 3.28m max points)

Stunning white wall and base units, integrated oven, hob, extractor fan, fridge, freezer, washing machine, Blanco sink with mixer tap and drainer, Upvc window, spot lights radiator, quality flooring, side access.

Dining Room / Bedroom Four

11'5 x 9'5 (3.48m x 2.87m)

Upvc bay window, radiator, quality flooring.

Sun Room

12'5 x 9 max points (3.78m x 2.74m max points)

Upvc windows, quality flooring, spot lights and French doors leading to rear garden.

Bedroom One

13'6 x 12 (4.11m x 3.66m)

Fitted wardrobes, radiator, French doors leading to rear garden.

Bedroom Two

10 x 9'8 + robes (3.05m x 2.95m + robes)

Fitted wardrobes, radiator, quality flooring and Upvc bay window.

Bedroom Three

11'8 x 9'1 (3.56m x 2.77m)

Upvc window, radiator, storage cupboard.

Shower Room

Shower, wash hand basin, W/C , chrome towel radiator, extractor fan, spot lights.

Externally

To the front elevation is a large block paved driveway and detached garage. To the rear is a beautiful, large and private garden, which has has added bonus of a block paved patio area.

Agents Notes

Council Tax: Durham County Council, Band B

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains unknown if metered.

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – EE O2 Three Vodafone

Estimated Broadband Download speeds – Ultra-fast 10000Mbps *

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 – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – Yes

Probate – being applied for NA

Rights & Easements – None known, check with seller however property is accessed via a shared driveway

Food risk website – Very Low

Coastal Erosion – NA

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware

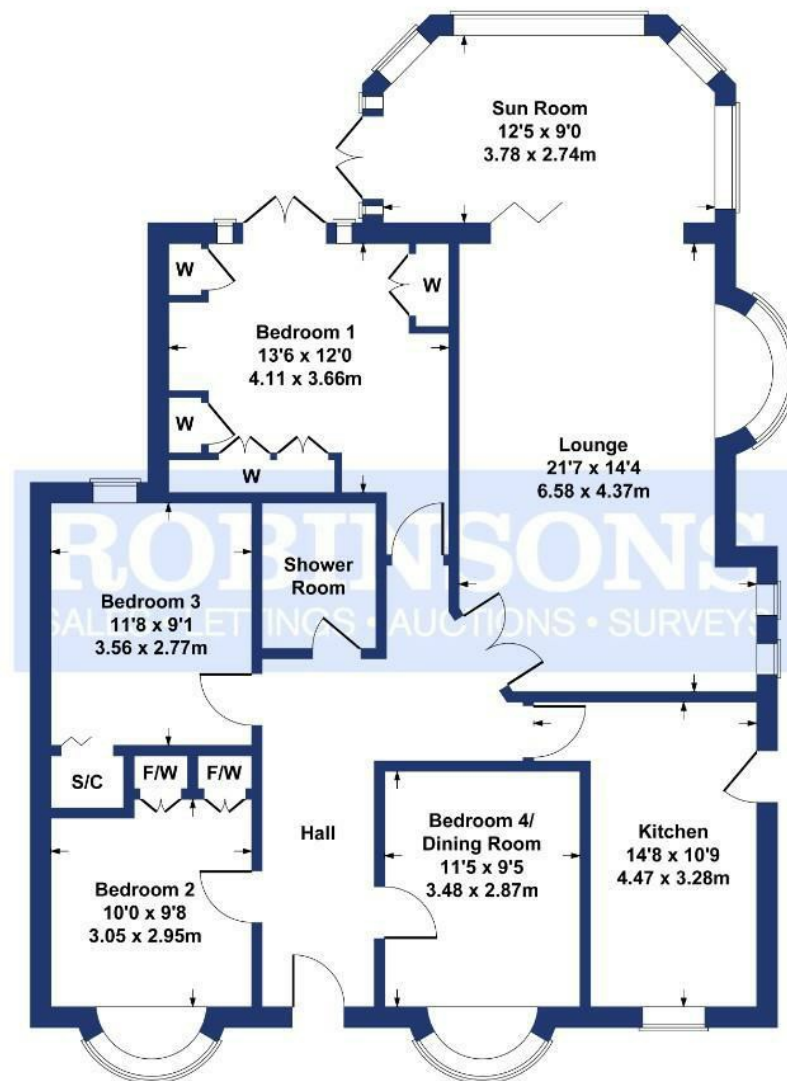
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Lothian Close

Approximate Gross Internal Area
1335 sq ft - 124 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		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(81-81) 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 80

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 services.



11 Cheapside, Spennymoor, DL16 6QE
Tel: 01388 420444
info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk

