



4 Bedrooms

Situated in a stunning and highly sought-after location, this impressive four-bedroom detached family home offers spacious, versatile living accommodation, beautifully presented throughout and perfectly suited to modern family life. A true must-see property combining style, comfort and practicality in an exceptional setting.

The ground floor briefly comprises a welcoming entrance hallway leading to two generous reception rooms providing flexible living and entertaining space. The modern fitted kitchen is thoughtfully designed with ample storage and worktop space complemented by a separate utility room and convenient ground floor WC. Double doors open out onto a large private South facing rear garden ideal for outdoor dining, entertaining, and family enjoyment.

To the first floor the property boasts four well-proportioned bedrooms including an impressive master bedroom with en-suite shower room. A contemporary family bathroom serves the remaining bedrooms completing the accommodation.

Externally the home benefits from an attractive frontage, double driveway parking and a generous rear garden offering a wonderful sense of space and privacy.

Located within easy reach of local amenities, reputable schools, transport links, and beautiful walks this exceptional home delivers both convenience and lifestyle appeal.

Early viewing is highly recommended to fully appreciate the quality, space and superb location on offer.

Lynton Court

Newbottle, Houghton le Spring,
DH4

Asking Price:

£300,000

EPC Rating: D



Reception:

12'2" x 16'2" (3.7m x 4.93m)

Laminate Flooring, UPVC Window, Gas fire with surround, Radiator

Dining:

9'11" x 13'2" (3.02m x 4.01m)

Laminate Flooring, UPVC French Doors, Radiator

Kitchen:

8'11" x 13'1" (2.72m x 4m)

Laminate Flooring, UPVC Window, Wall and Base units, Sink with Mixer Tap, Electric oven and hob with extractor, Radiator

Utility Room:

6'3" x 7'10" (1.9m x 2.4m)

Laminate flooring, UPVC Door and window, base units, Sink with Mixer Tap, Plumbing for washing machine, Radiator

Bedroom 1:

10'2" x 12'1" (3.1m x 3.68m)

Carpeted Flooring, UPVC Window, Radiator

En-Suite:

4'8" x 5'9" (1.42m x 1.75m)

Tiled Flooring, W/C, Washbasin with Mixer Tap, Shower cubicle with Thermostatic Shower, Towel radiator



For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Bedroom 2:

9'5" x 10'1" (2.87m x 3.07m)

Laminate Flooring, UPVC Window, Radiator

Bedroom 3:

6'8" x 9'4" (2.03m x 2.84m)

Laminate Flooring, UPVC Window, Radiator

Bedroom 4:

6'9" x 8'2" (2.06m x 2.5m)

Laminate Flooring, UPVC Window, Radiator

Bathroom:

6'9" x 7'9" (2.06m x 2.36m)

Vinyl Flooring, UPVC Window, W/C, Washbasin with mixer tap, Panelled bath, Towel radiator



EPC: D

Council Tax Band: D, Sunderland

Parking: Double Driveway & Garage

Tenure: Freehold

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



Tenure - Freehold

Viewing - By appointment through Hegarty's

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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