



## 1 North Lane | Willington | Co Durham | DL15 0HJ

We are delighted to offer for sale this imposing detached period family home, built in the late 1930's with some art deco influences, beautifully maintained by the current owners to combine period charm with modern day living. The property offers spacious, extended accommodation comprising, entrance hallway, lounge with bay window and period fireplace, separate sitting room with bay window and multi fuel stove, kitchen with wall and base units and open plan to the garden room/dining room with vaulted ceiling and

good size bedrooms, a beautifully appointed family bathroom and a further wc. A particular feature of the

## Asking Price Of £390,000

- IMPOSING DETACHED FAMILY RESIDENCE
- LARGE MATURE AND PRIVATE PLOT
- OVERLOOKING WOODLAND/NATURE RESERVE
- 3 LARGE RECEPTION ROOMS





## Property Description

### ENTRANCE HALL

Stairs to the first floor, wood flooring, telephone point, large under stairs cupboard and central heating radiator.

### LOUNGE

19' 5" x 13' 11" (5.92m x 4.24m) Period fireplace, bay window overlooking the side garden, wood flooring and two central heating radiators.

### SITTING ROOM

15' 4" x 13' 11" (4.67m x 4.24m) Bay window overlooking the front gardens, feature fire with multi fuel stove, wood flooring and central heating radiator.

### KITCHEN

18' 3" x 7' 1" (5.56m x 2.16m) Comprehensive range of wall and base units with contrasting work surfaces

incorporating a stainless steel sink unit with mixer taps over, built in electric oven and gas hob with extractor hood over, integrated fridge and plumbing for dishwasher. Open plan to;

### GARDEN ROOM/DINING ROOM

18' 2" x 11' 10" (5.54m x 3.61m) Lovely addition to the property with vaulted ceiling incorporating two velux windows, double doors to the rear garden, wood flooring and central heating radiator.

### UTILITY ROOM

8' 4" x 8' (2.54m x 2.44m) Plumbing for washing machine, central heating boiler (combi), door to the rear garden and door to the garage.

### DOWNSTAIRS WC

Low level wc, wash hand basin and half tiled walls.

### LANDING

Spacious split landing with storage cupboard, feature stained glass window and central heating radiator.

### BEDROOM 1

14' x 14' (4.27m x 4.27m) Dual aspect windows, wood flooring and central heating radiator.

### BEDROOM 2

13' 1" x 12' 11" (3.99m x 3.94m) Built in wardrobes, windows to two elevations, wood flooring and central heating radiator.

### BEDROOM 3

13' 2" x 7' 9" (4.01m x 2.36m) Laminate flooring and central heating radiator.

### BEDROOM 4

10' x 8' (3.05m x 2.44m) Wood flooring and central

heating radiator.

### BATHROOM

13' 7" x 6' 8" (4.14m x 2.03m) Beautifully appointed white suite comprising, freestanding roll top bath, double shower cubicle, low level wc, wash hand basin inset to vanity unit, ceiling spotlights, tiled floor, part tiled walls, heated towel rail and central heating radiator.

### EXTERNALLY

### GARDENS

The property occupies a stunning large plot, extending to approximately half an acre, mainly laid to lawn and well stocked with abundance of plants, fruit trees, rose garden and small paddock with timber store. The rear garden offers a high degree of privacy and seclusion adjoining a nature reserve and countryside.

### GARAGE 1

16' 11" x 8' 6" (5.16m x 2.59m) Entered via wooden doors with light, power and store.

### GARAGE 2

26' 6" x 9' 3" (8.08m x 2.82m) 'Drive through' entered via wooden doors with double doors leading to the rear garden.

### EPC RATING E



## Tenure

Freehold

## Council Tax Band

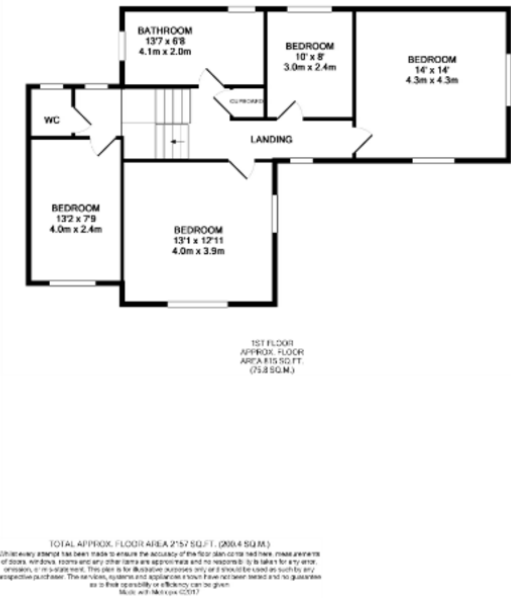
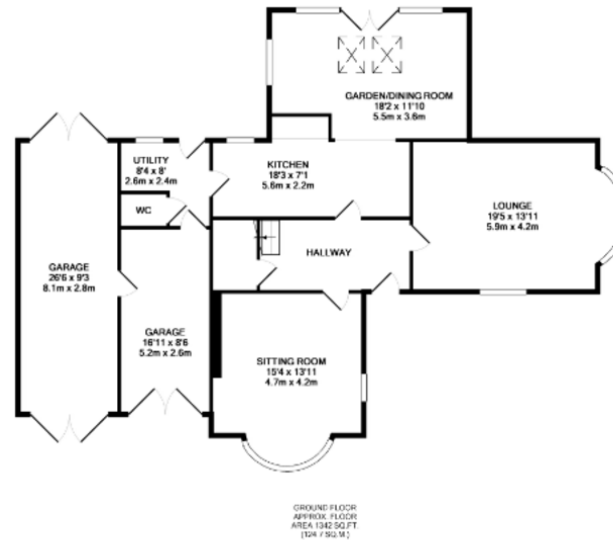
## Viewing Arrangements

Strictly by appointment

## Contact Details

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