



**** WANT A STRESS FREE MOVE?
** USE OUR ** PART EXCHANGE SCHEME AVAILABLE OFFERING 100% of FULL MARKET VALUE ****

**** FOUR DOUBLE BEDROOMS and TWO EN-SUITE *** WEST FACING REAR GARDEN **
** SMALL EXCLUSIVE RURAL DEVELOPMENT *** LAST PLOT AVAILABLE ****

This is an unique opportunity to acquire a four bed family home with garage which lies in the desirable village of Heighington. It has been some considerable time since any new build took place in the village and we are sure that demand for these properties will be particularly high.

The village is situated between Darlington and Bishop Auckland in County Durham. The village was judged to be one of the most perfect villages in the UK by the BBC. The village boasts a number of attractive features including a very good school, post office and two public houses in The Bay Horse and The George and Dragon.

This particular property offers well planned living accommodation which benefits from gas central heating (rads) together with sealed unit double glazing.

The development has been named Heighington Meadows and lies to the outskirts of the village yet is within walking distance of local amenities.

In brief the accommodation comprises; of an entrance hall, ground floor w.c., lounge, kitchen/family area, four bedrooms to first floor, master with dressing area and en-suite, bedroom two also with dressing area and en-suite, two further bedrooms and bathroom. Externally rear garden and garage.

**Kieran Maxwell Lane, Heighington Village,
DL5 6RT
4 Bed - House - Detached**

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ENTRANCE HALL

LOUNGE

19'11x11'3 (6.07mx3.43m)

KITCHEN/FAMILY AREA

17'4x14'10 (5.28mx4.52m)

DOWNSTAIRS W.C.

FIRST FLOOR LANDING

MASTER BEDROOM

11'7x10'7 (3.53mx3.23m)

DRESSING AREA ONE

7'11x6'5 (2.41mx1.96m)

EN-SUITE

7'11x4'11 (2.41mx1.50m)

BEDROOM TWO

12'x9'1 (3.66mx2.77m)

DRESSING AREA TWO

7'1x6'11 (2.16mx2.11m)

EN-SUITE TWO

7'11x4'8 (2.41mx1.42m)

BEDROOM THREE

11'1x9'1 (3.38mx2.77m)

BEDROOM FOUR

11'6x8'7 (3.51mx2.62m)

BATHROOM/W.C.

8'11x6'2 (2.72mx1.88m)

FRONT EXTERNAL

REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Dedicated Property Manager



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> 			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> 			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	

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