



\*\* 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**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

**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**



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Dedicated Property Manager



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## DURHAM SALES & LETTINGS OFFICE

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DH1 3HI

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Association of  
Residential Letting Agents

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