



**3 Lingfield Drive, DN5 8UE**  
**£335,000 Offers In Region Of**  
**Tenure Freehold**

- Off Road Parking
- Beautiful Private Enclosed Garden
- New Kitchen and Bathroom
- Four Bedrooms
- Garage
- No Chain
- Extensively Renovated
- Vacant Possession
- New Boiler
- Cusworth Hall and

Newly renovated from top to bottom, this four bedroom detached property on a prestigious street in Cusworth is move-in ready and the vendor will also include new carpets! This wonderful stone built home has undergone extensive refurbishment including new kitchen and bathroom, new boiler and central heating system and redecoration throughout. As you enter the front door there is an ample porch area perfect for shoes and coats before you enter the main hallway. The staircase has had a brand new contemporary bannister and spindles giving it a modern and bright feel and the storage space under the stairs has been excellently handcrafted into perfect and well designed shoe storage. The downstairs WC is also off the hallway. There is an open plan lounge diner to the right of the hallway with access to the conservatory at the rear. The newly fitted kitchen has an abundance of cupboard space built into its state of the art kitchen with integrated dishwasher and fridge freezer. The garage is built onto the property and offers excellent additional storage. Upstairs there are four great sized bedrooms and a brand new family bathroom complete with bath as well as shower enclosure. This property is an amazing opportunity to put your stamp on a high spec blank canvas.

The locality is a massive selling point for this property being only a short walk away from Cusworth Hall and Country Park and its beautiful surroundings. There are also an array of modern amenities on your doorstep and easy access to the A1 Motorway. Properties here seldom become available for a good reason so book your viewing by contacting Welcome Homes today



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- 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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	84
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC