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Sandy Leas Lane,  
Elton, Stockton-On-Tees, TS21 1BT  
**Offers in the region of £975,000**

House - with Land  
5 Bedroom/s  
2 Bathroom/s

Nestled in the serene countryside just off Sandy Leas Lane, near Elton, this spacious detached house which is accessed via a long lane with gated access and CCTV. Boasting two reception rooms, five bedrooms, and two bathrooms, this home offers ample space for a growing family or those who love to entertain. Situated in a rural location, this home provides a peaceful retreat and sits on an expansive plot spanning 11.27 acres. (The attached site plan shows how the plot is divided either side of Sandy Leas Lane).

The property comprises light and airy hallway, living room, family room/diner, conservatory, kitchen, utility room, plus office/games room to the ground floor, while upstairs the spacious landing leads to principle bedroom with en-suite and dressing room, four further bedrooms and family bathroom, Externally, the property comes with spacious gardens, outbuilding and double garage with electric doors, and further land (total plot size 11.27 acres) perfect for those with equestrian interests or anyone looking to create their own business - subject to necessary consent. If you are seeking a spacious and tranquil abode with endless possibilities for outdoor pursuits, this delightful property on Sandy Leas Lane is sure to capture your heart. Available with no onward chain.





- DETACHED HOME WITH LAND
- OUTBUILDINGS
- SPACIOUS PROPERTY
- AVAILABLE WITH NO ONWARD CHAIN

- RURAL LOCATION
- EASY ACCESS TO A66 TEESSIDE AND DARLINGTON
- GARAGE AND LARGE SHED

**GENERAL INFORMATION:**

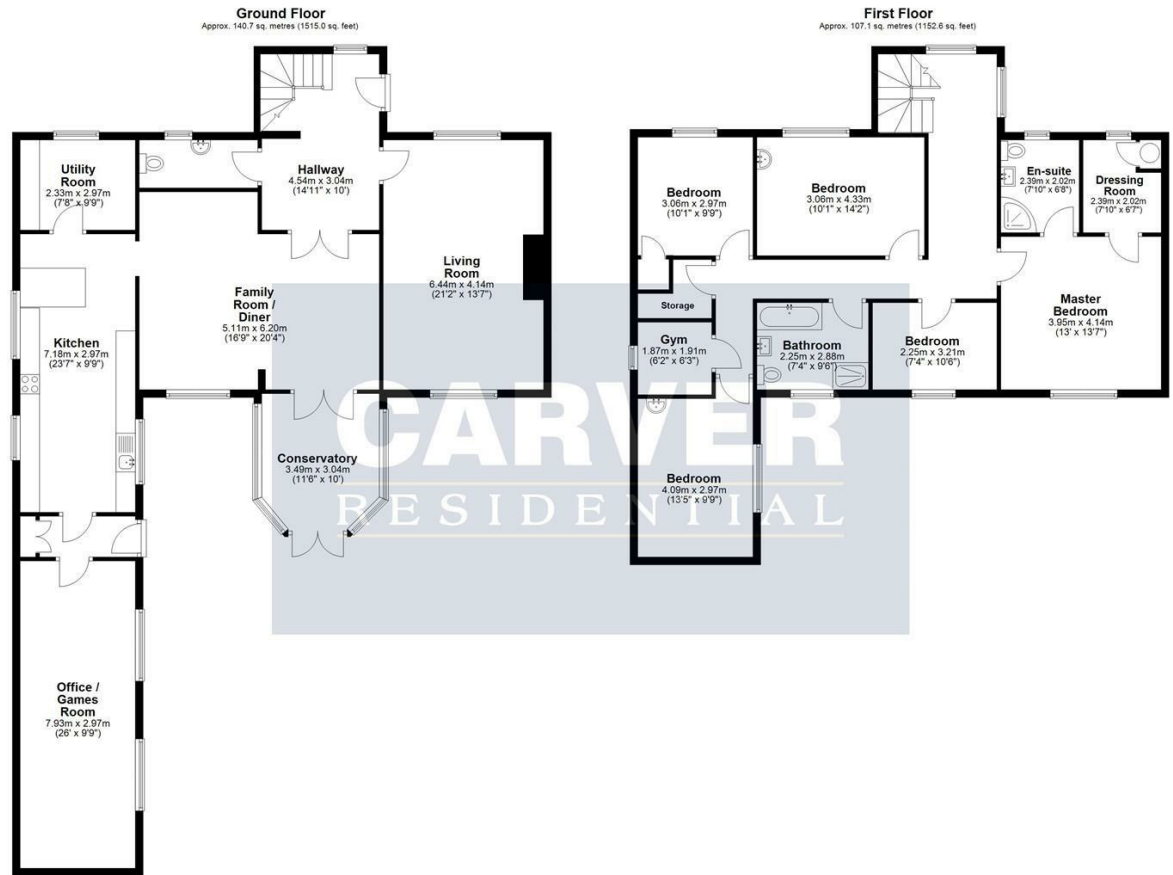
Tenure: Freehold  
Services: Oil central heating, mains electric,, solar panels, water and treatment tank drainage.  
Double glazing  
Local Authority: Stockton-on-Tees (Tax Banding C)  
Restrictions: Please Note: There are Restrictive Covenants to prevent certain activities at the dwelling - please ask for the full restrictions.











Total area: approx. 247.8 sq. metres (2667.5 sq. feet)  
Sandy Lees Farm Cottage, Sandy Leas Lane, Elton, Stockton On Tees

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MAB 6202



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