

# KILN & LODGE

ESTATE AGENTS : REDEFINED



67 Rainsford Lane

Chelmsford, CM1 2QS

Guide price £450,000



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## ACCOMMODATION

### Entrance Hall

11'3 3'7 (3.43m x 1.09m)

Door to front. Premium laminate flooring. Stairs to first floor. Radiator. Spacious area opening into open plan kitchen lounge diner.

### Kitchen

Modern units to eye and base level. Premium laminate work surfaces incorporating black granite sink drainer and matching mixer tap with pressure feature. Integrated Bosch oven and microwave. Integrated hob with extractor fan over. Integrated fridge freezer, washing machine/ dryer and full size dishwasher. Large breakfast bar. Understairs storage cupboard. Good quality laminate flooring. Opening into:

### Lounge/Diner

Spacious open plan living. Double glazed box bay window to front. Double glazed French doors leading to rear garden. Radiator. Premium laminate flooring throughout.

### Landing

9'4 x 9'7 (2.84m x 2.92m)

Stairs to ground floor. Well maintained carpet. Access to all bedrooms and Family bathroom.

### Bedroom One

11'11x9'8 (3.63mx2.95m)

Large Double glazed windows to rear. Cupboard. Well maintained carpet. Radiator.

### Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

Large double glazed windows to front. Well maintained carpet. Storage. Radiator.

### Bedroom Three

7'10 x 7'10 (2.39m x 2.39m)

Double glazed window to rear. Well maintained carpet. Radiator.

### Family Bathroom

8'3 x 5'4 (2.51m x 1.63m)

Obscure double glazed window to rear. Modern three piece white suite comprising low level WC, wash hand basin and bath with glass screen and shower attachments over. Part tiled walls. Tiled flooring.

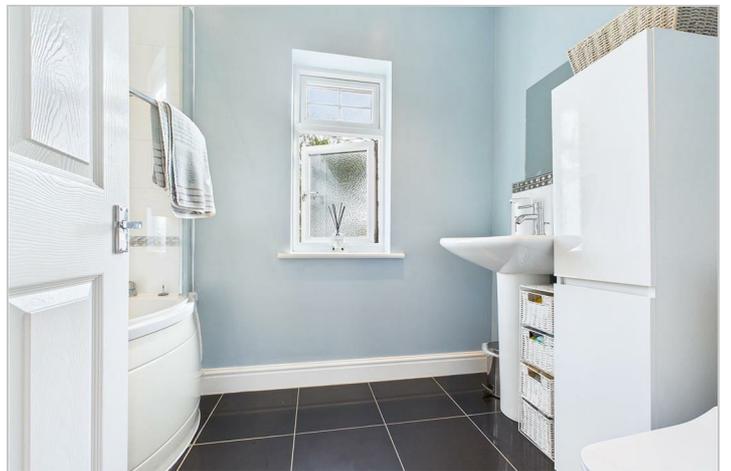
### Exterior

#### Frontage.

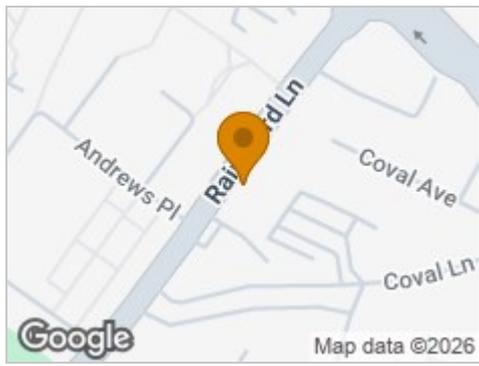
Well presented paved side and front driveway providing parking for two cars. Access to front and side of property.

#### Rear Garden

Well maintained large rear garden commencing with a decking area and the remainder laid to lawn. Fences to all boundaries.



Road Map



Hybrid Map



Terrain Map



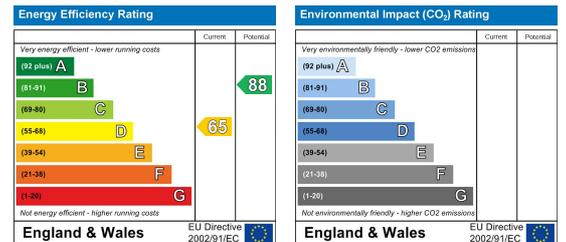
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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