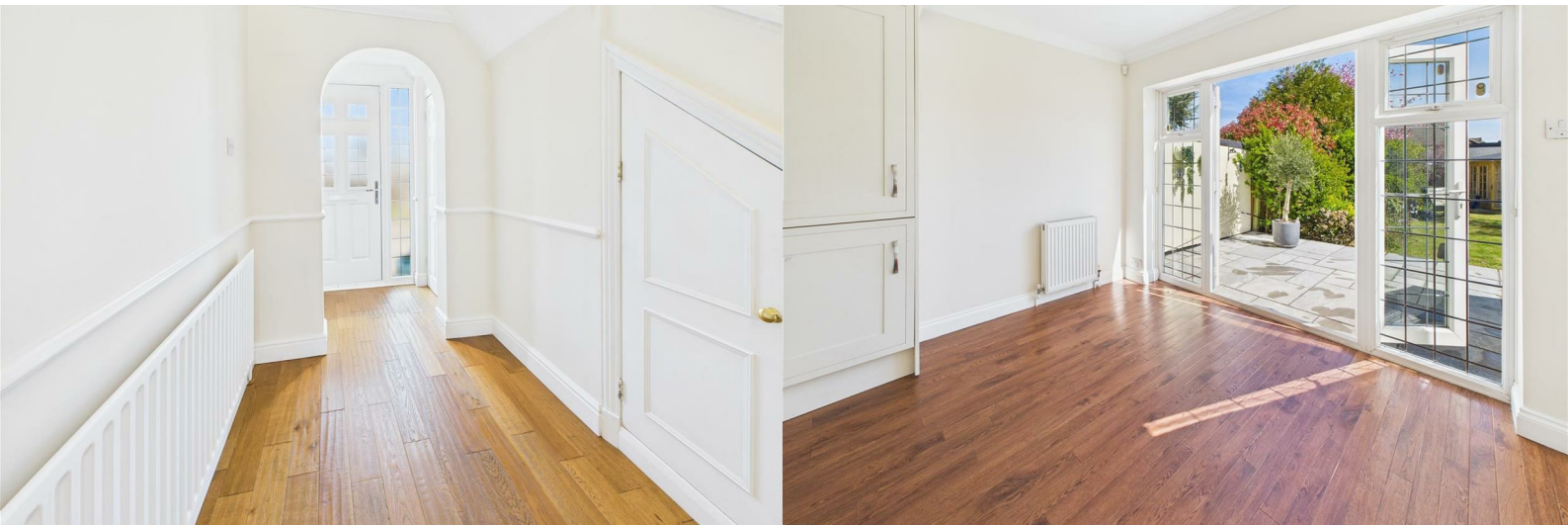




Lynkay Lambs Lane North

Rainham, RM13 9XT

Asking price £800,000



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Entrance

WC

6'2 x 2'9 (1.88m x 0.84m)

Hallway

14'2 x 5'6 (4.32m x 1.68m)

A spacious hallway with stairs to the first floor, Oak flooring and two storage cupboards.

Reception Room

13'11 x 13' (4.24m x 3.96m)

A spacious room with a window to the front and Oak flooring.

Living Room

24'3 x 11'2 (7.39m x 3.40m)

A lovely sized room with wood effect flooring. Feature fireplace with a feature window to the side and French doors to the rear.

Kitchen

11'11 x 9'6 (3.63m x 2.90m)

A modern kitchen with plenty of storage, granite worktops and an integrated fridge freezer and dishwasher. Range cooker to remain. Oak flooring. Open to:

Dining Room

10'7 x 8' (3.23m x 2.44m)

Oak flooring. French doors to the rear.

First Floor

Landing

Stairs to ground floor, access to loft.

Bedroom One

10'6 x 9'10 (3.20m x 3.00m)

A double bedroom with fitted wardrobes, window to rear.

Ensuite

A modern suite comprising a shower cubicle, close coupled WC and wash hand basin, heated towel rail and tiled walls.

Bedroom Two

15'4 x 8'11 (4.67m x 2.72m)

A double bedroom with a window to the rear.

Bedroom Three

11'6 x 10'11 (3.51m x 3.33m)

A double bedroom with a window to the front.

Bedroom Four

11'8 x 8'7 (3.56m x 2.62m)

A good sized room with a window to the side.

Family Bathroom

12'3 x 5'6 (3.73m x 1.68m)

A four piece suite comprising a bath, separate shower cubicle, wash hand basin and close coupled WC.

Exterior

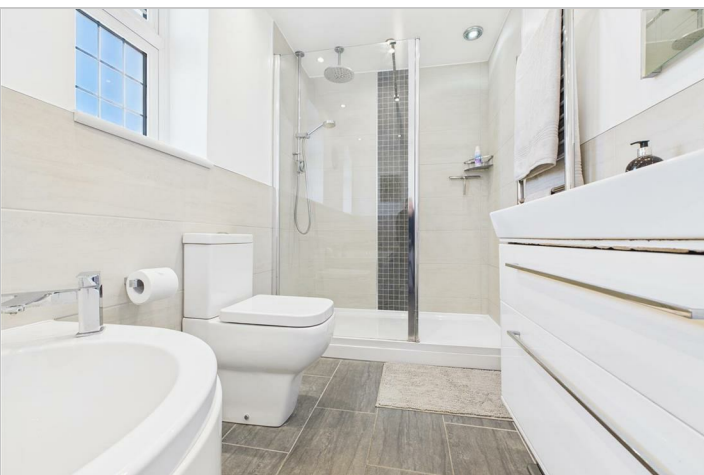
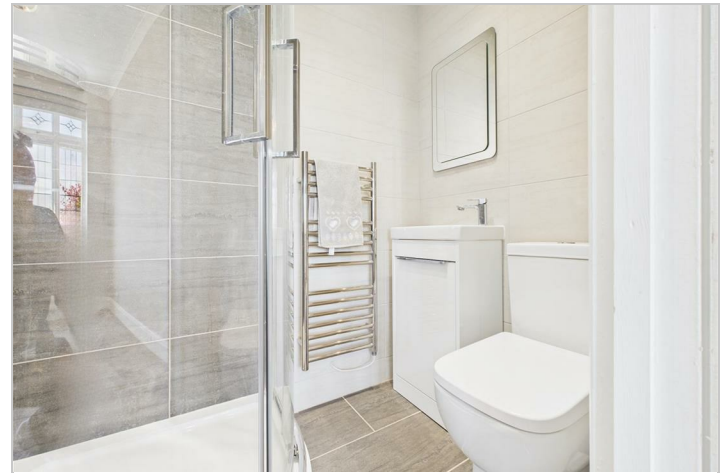
Frontage

A gated entrance with a block paved driveway.

Rear Garden

A great sized rear garden with a paved patio area and lawned area.

Tel: 01245 330764



Road Map



Hybrid Map



Terrain Map



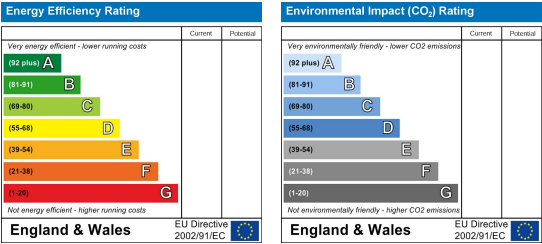
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.