



## Lee Lotts

Great Waking

**£350,000** Price Guide



\* Guide Price £350,000 - £375,000 \* \* No Onward Chain \* A spacious and well arranged semi-detached family home offering generous living accommodation, a large garden and ample parking. Positioned in a peaceful village setting, the property combines a semi-rural lifestyle with convenient access to local amenities, schools and transport links.

- Spacious Semi-Detached Family Home with No Onward Chain
- Large L Shaped Lounge/Diner
- Extensive Kitchen/Breakfast Room
- Two Double Bedrooms
- One Single Bedroom
- Four Piece Family Bathroom
- Generous Rear Garden
- Off-Street Parking For Two Vehicles
- Double Glazing and Gas Central Heating
- Semi-Rural Village Location



# Lee Lotts



This attractive home welcomes you with an entrance hall featuring storage and stairs to the first floor. The ground floor boasts a large L-shaped lounge/diner with French doors opening onto the rear garden, creating a bright and sociable living space. An extensive kitchen/breakfast room sits to the front and side, complete with a bay window, courtesy side door and French doors leading into the main dining area. Upstairs, the landing provides access to two double bedrooms, a single bedroom and a four piece family bathroom. Externally, the property benefits from a generous rear garden and off-street parking for two vehicles, alongside double glazing and gas central heating for comfort and efficiency.

Located on Lee Lotts in Great Wakering, this home enjoys a pleasant semi-rural setting surrounded by open farmland while still being close to everyday conveniences. The area is within catchment for Great Wakering Primary Academy, Stambridge Primary Academy and Waterman Primary Academy. Local bus links and nearby amenities are easily accessible, making this an ideal location for families seeking both tranquillity and practicality.

## **Three Bedroom Semi-Detached House**

### **Entrance Hall**

11'0 x 9'6 > 5'10

### **Lounge/Diner**

16'4 > 8'7 x 10'3 > 7'10

### **Kitchen/Breakfast Room**

27'9 x 8'1

### **Landing**

### **Bedroom One**

13'5 x 9'10

### **Bedroom Two**

13'4 x 8'4

### **Bedroom Three**

11'6 x 7'3

### **Four Piece Bathroom**

7'11 x 7'9

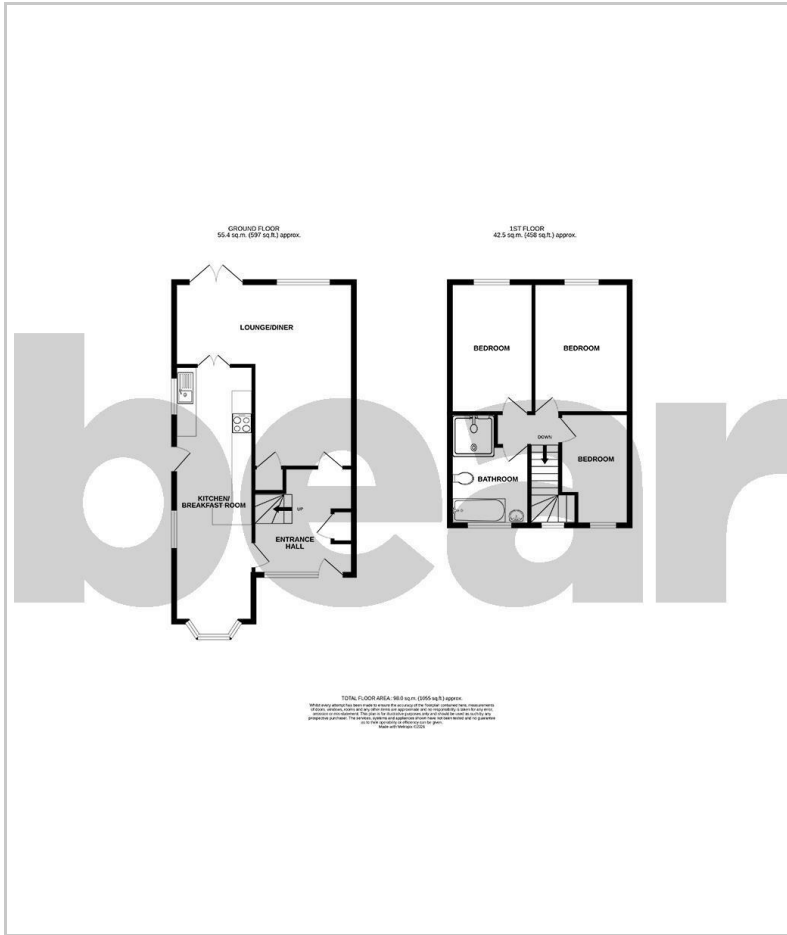
### **Garden**

### **Off-Street Parking**

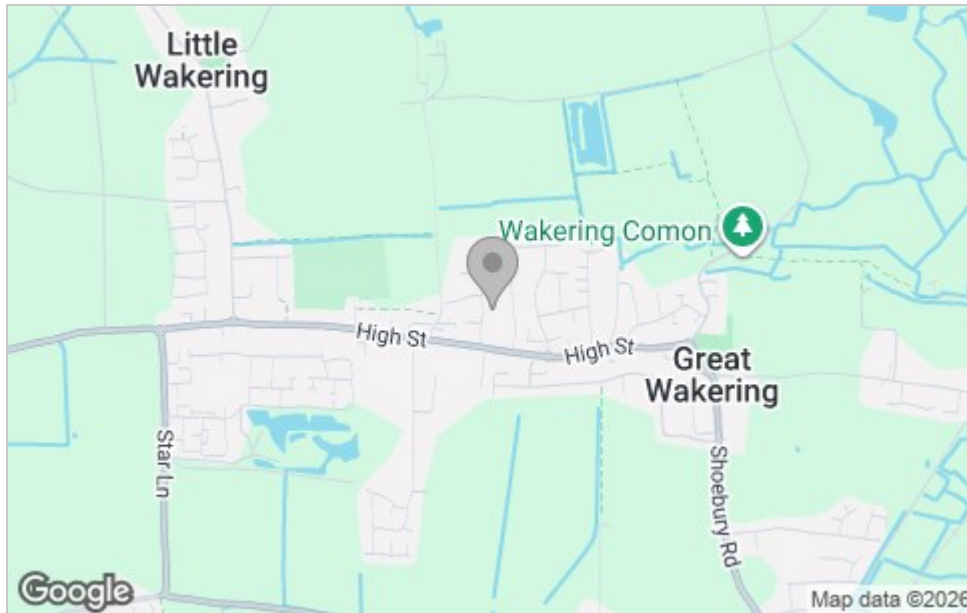
# Great Wakering



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

