

89 Love Lane, Rayleigh, SS6 7DX
OFFERS IN THE REGION OF £538,000



PROPERTY DESCRIPTION

Gateway are thrilled to bring to the market this incredible three bedroom detached home in the heart of Rayleigh.

This property is uniquely poised, being situated on a prominent, unique corner plot offering a wealth of potential, whilst simultaneously boasting spacious, modern living as is. This wonderful home has a large, immaculately maintained garden and offers off-street parking for several vehicles, along with many exceptional features throughout.

Located close to all the wonderful amenities Rayleigh has to offer and superb transport links to London, this property has something for everyone. DON'T MISS OUT! This property must be viewed!

- **Wonderful detached home on an imposing corner plot**
- **Three double bedrooms**
- **Modern, fitted kitchen**
- **Parking for 4-5 vehicles**
- **Very large, well maintained garden**
- **Outbuilding with power and wi-fi**
- **A wealth of potential to redevelop (STPP)**
- **Excellent school catchment area**
- **Approximately 3 minutes walk to Rayleigh Railway Station**
- **Approximately 5 minutes walk to Rayleigh High Street**



ROOM MEASUREMENTS

Hallway

Spacious entrance hall featuring Karndean flooring, smooth ceilings and under stairs storage cupboard

WC

WC featuring Karndean flooring, toilet, hand basin, storage unit and heated towel rail.

Lounge

16'4" x 10'10"

Large spacious lounge featuring Karndean flooring, smoothed ceiling and large window to the front aspect.

Kitchen

12'5" x 8'9"

Fitted kitchen featuring Karndean flooring, a range of high gloss kitchen units and cupboards, smoothed ceiling with inset spotlights, integrated oven and hob, dishwasher and fridge freezer. The kitchen also features a large window to the rear aspect and doors to both the garden and dining room.

Dining Room

13'9" x 11'4"

Featuring Karndean flooring, smooth ceiling and bi-folding doors to the garden,

1st Floor

Master Bedroom

12'3" x 11'1"

Featuring smooth ceilings, in-built wardrobe and drawer units, window to the front aspect and carpeted floor.

Bedroom 2

11'0" x 11'5"

Featuring smooth ceilings, window to the front aspect and carpeted floor.

Bedroom 3

10'10" x 8'10"

Featuring smooth ceilings, window to the rear aspect and carpeted floor.

Bathroom

12'8" x 5'5"

Large family bathroom, featuring a range of gloss bathroom units and cupboards, four piece bathroom suite including walk in shower and luxury shower head. The bathroom also features a cupboard with in-built radiator, tiled floor and walls and obscured windows to the rear aspect.

Garden/Outside Space

40 x 60 (approx)

Large wrap around garden, with the bulk laid to lawn, but also featuring a patio area. The property features a shed and further outbuilding. The property also features parking at both the front and rear, enabling parking for around 4 or 5 vehicles and an EV charging point. Gates provide access to both the front and rear of the property. There are also external hot and cold taps.

Outbuilding

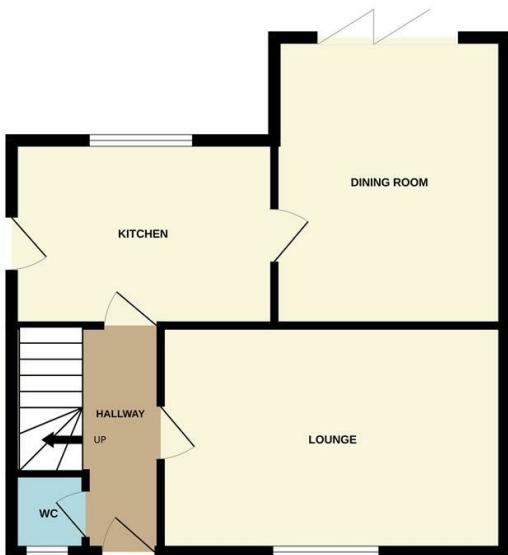
16'2" x 8'11"

Outbuilding providing ample storage, wi-fi, power and lighting.



FLOOR PLANS

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.

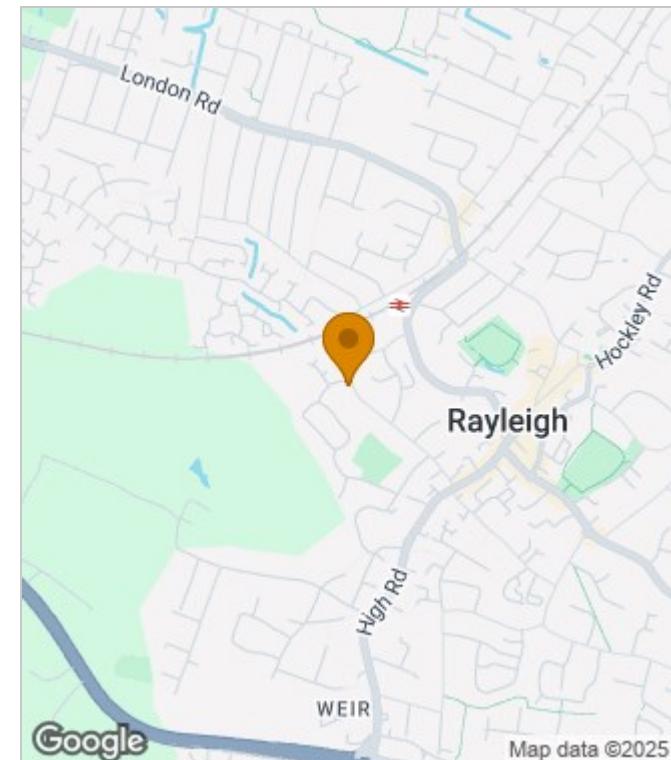


TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

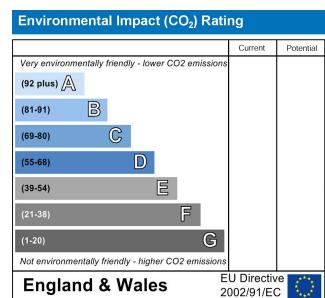
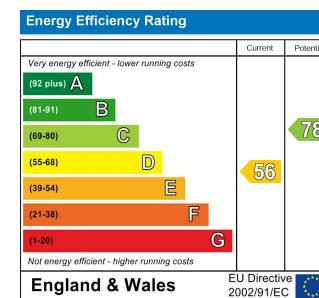
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



ENERGY PERFORMANCE GRAPH



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