



LAMB & CO

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CROW LANE, TENDRING, CO16 9AW

GUIDE PRICE £875,000

** GUIDE PRICE £875,000 - £900,000 ** Welcome to 'Lazylands', an exceptional country residence located on the edge of the sought after village of Tendring and boasting stunning grounds of approximately 1.7 acres. The expansive gardens include a tennis court, double & single garages, multiple storage buildings, concrete bunker and a Nissen Hut which has been converted into a home office. The property comprises; generous sitting room, dining/family room, kitchen/breakfast room, study and a WC to the ground floor. The first floor presents five bedrooms with ample storage, en-suite to master and a family bathroom.

- Five Bedrooms
- 2,877 Sq Ft Plus Outbuildings
- Open Field Views
- Approx. 1.7 Acres Of Pristine Gardens
- Double & Single Garage
- Immaculately Presented
- Tennis Court
- EPC TBC
- Sought After Tendring Village Location



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

LIVING ROOM

26'8 x 17'5 (8.13m x 5.31m)

FAMILY ROOM

12'6 x 11'11 (3.81m x 3.63m)

DINING ROOM

13'3 x 12'6 (4.04m x 3.81m)

STUDY

13'3 x 10'11 (4.04m x 3.33m)

WC

KITCHEN/BREAKFAST ROOM

22'7 x 14'8 (6.88m x 4.47m)

FIRST FLOOR

LANDING

BEDROOM ONE

16'11 x 12'9 (5.16m x 3.89m)

EN-SUITE

BEDROOM TWO

18' x 14'9 (5.49m x 4.50m)

BEDROOM THREE

13'5 x 13'1 (4.09m x 3.99m)

BEDROOM FOUR

12'10 x 9'1 (3.91m x 2.77m)

BEDROOM FIVE

10'3 x 10'2 (3.12m x 3.10m)

BATHROOM

OUTSIDE

FRONT

REAR

AERIAL

TENNIS COURT

NISSAN HUT

34' x 11'6 (10.36m x 3.51m)

OFFICE

DOUBLE GARAGE

18'8 x 15'8 (5.69m x 4.78m)

SINGLE GARAGE

19'2 x 10'11 (5.84m x 3.33m)

Additional Information

Council Tax Band: G

Heating: Gas Central Heating

Seller's Position: To Find

Garden Facing: South/West

Drainage: Septic Tank

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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Map

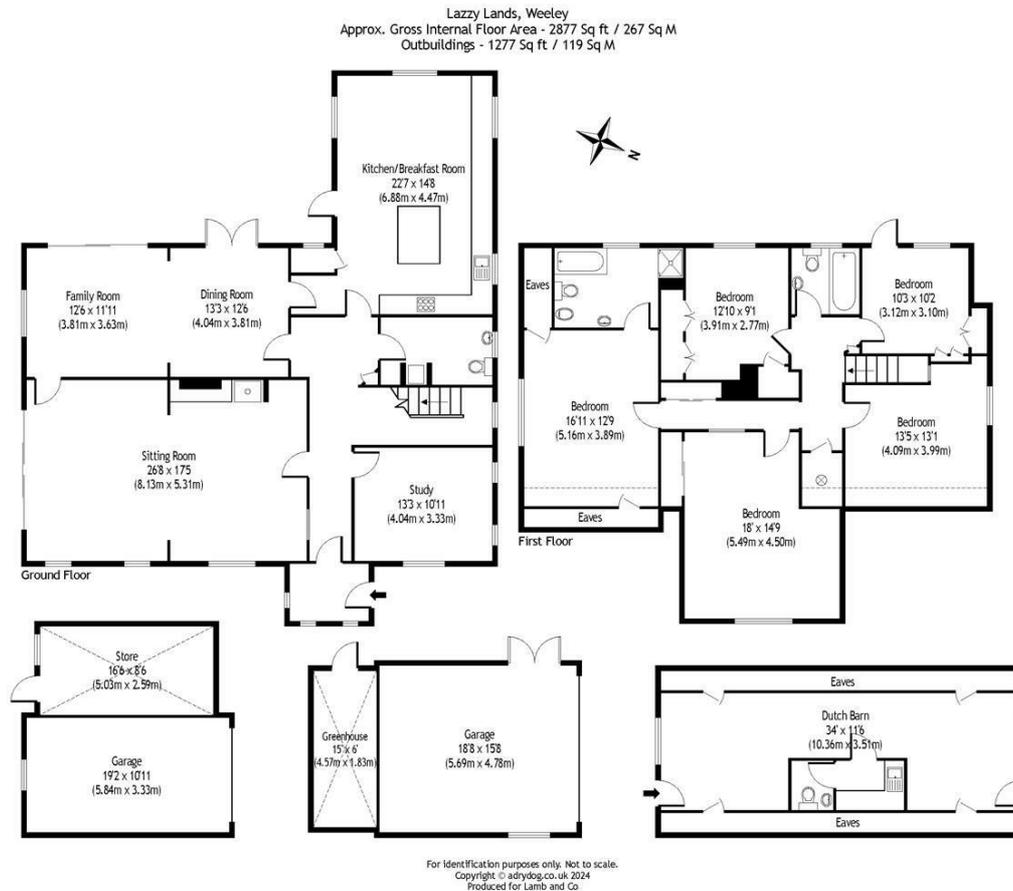


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



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