



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



## MALTING LANE, FRINTON-ON-SEA, CO13 0EH

GUIDE PRICE £625,000

Guide Price £625,000 - £650,000. Combining modern luxury and idyllic surroundings, this tasteful and impeccably finished home boasts a cinema room and a luxurious master bedroom, complete with an open bathroom. The spacious kitchen is arguably the focal point of the home, with a large apex window and bifold doors, flooding the room with natural light and affording views of the rear garden and the fields beyond.

- Three Bedrooms
- Apex Window & Bifold Doors
- Driveway Parking & Garage
- Cinema Room
- Field Views
- Peaceful Location
- Master Bedroom with Open Bathroom
- EPC B
- Impeccably Presented



Sales | Lettings | Commercial | Land & New Homes

[sales@lambandcoproperty.co.uk](mailto:sales@lambandcoproperty.co.uk) | [www.lambandcoproperty.co.uk](http://www.lambandcoproperty.co.uk)



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALL**

**LOUNGE**

14'0 x 13'0 (4.27m x 3.96m)



**BATHROOM**

10'4 x 7'1 (3.15m x 2.16m)



**KITCHEN**

21'5 x 14'0 (6.53m x 4.27m)



**UTILITY ROOM**

8'6 x 6'8 (2.59m x 2.03m)

**BEDROOM ONE**

19'0 x 12'0 (5.79m x 3.66m)



## BEDROOM TWO

11'7 x 11'4 (3.53m x 3.45m)



## CINEMA ROOM

27'0 x 12'10 (8.23m x 3.91m)



Converted loft room: access via pull-down ladder.

## BEDROOM FOUR / DRESSING ROOM

11'4" 6'4" (3.45m 1.93m)

## BEDROOM THREE

14'8 x 8'5 (4.47m x 2.57m)



## OUTSIDE



## OUTSIDE REAR



## Additional Information

Council Tax Band: E

Heating:

Seller's Position:

Garden Facing:

## 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.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

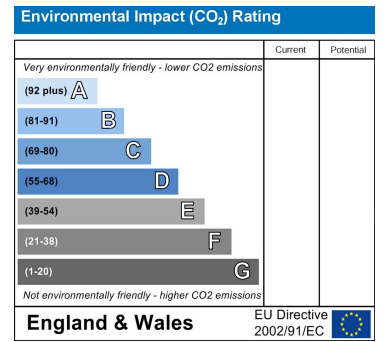
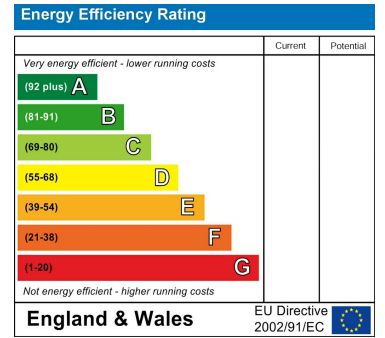




## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1930 sq.ft. (179.3 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.  
Made with Metropix ©2024

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.