



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

NISSSEN 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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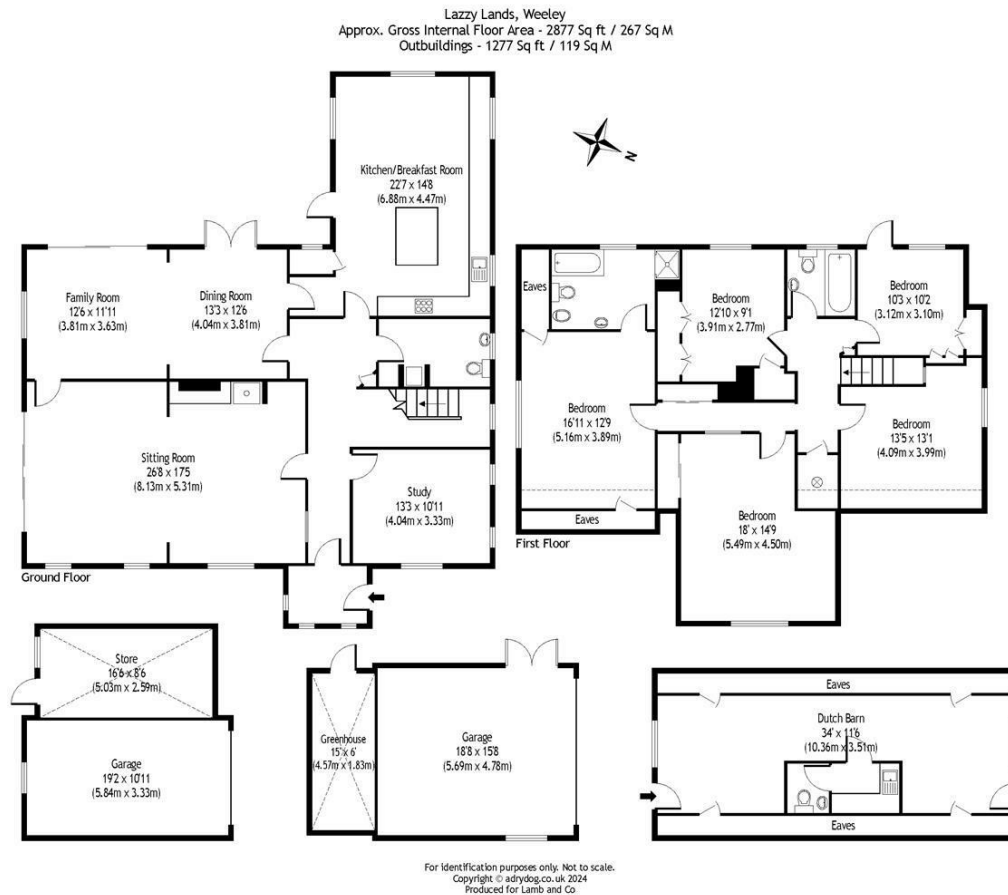
Map



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



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.