



LAMB & CO

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Inspired by property, driven by passion.



## THE STREET, KIRBY-LE-SOKEN, CO13 0EG OFFERS IN EXCESS OF £850,000

Located in the village of Kirby-Le-Soken, this character detached property occupying a generous plot of approximately a third of an acre. The property has undergone a comprehensive refurbishment at the hands of the current owners and superbly combines character features with modern luxuries. Externally, this fine home benefits from garage and driveway parking and a generous garden with ample space for alfresco dining plus a 'hobbit house' equipped with bar and fire pit.

- Four Bedrooms
- Off-Road Parking & Detached Garage
- Modernised Throughout
- Third of an Acre Plot
- Solar Panels
- EPC D
- Over 2,600 Sq Ft
- Sought After Village Location

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### LOUNGE

28'7 x 20'0 (8.71m x 6.10m)



### HALLWAY

### SITTING ROOM/ PLAY ROOM

15'9 x 11'6 (4.80m x 3.51m)



### WC

7'3 x 6'0 (2.21m x 1.83m)



### KITCHEN

21'0 x 16'0 (6.40m x 4.88m)

## UTILITY ROOM

11'7 x 6'0 (3.53m x 1.83m)



## BATHROOM

9'0 x 8'7 (2.74m x 2.62m)



## CONSERVATORY

16'0 x 11'4 (4.88m x 3.45m)



## BEDROOM THREE

11'3 x 11'1 (3.43m x 3.38m)



## FIRST FLOOR

### BEDROOM ONE

27'0 x 12'5 (8.23m x 3.78m)

### EN SUITE

5'0 x 4'7 (1.52m x 1.40m)

### HALLWAY/DRESSING AREA

10'10 x 6'0 (3.30m x 1.83m)

## BEDROOM FOUR

8'8 x 7'6 (2.64m x 2.29m)



## BEDROOM TWO

18'10 x 11'6 (5.74m x 3.51m)



## 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.

## OUTSIDE

### OUTSIDE REAR



## Additional Info

Council Tax Band: F

Heating: Gas central heating

Services: Mains gas, electricity, water and drainage

Broadband: Superfast (up to 57 mbps)

Mobile Coverage: indoor - Limited / outdoor - likely

Construction: Part solid brick, part cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Very low

Additional Charges: None

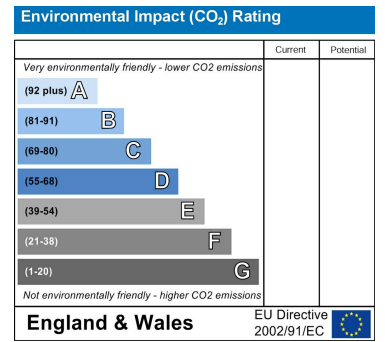
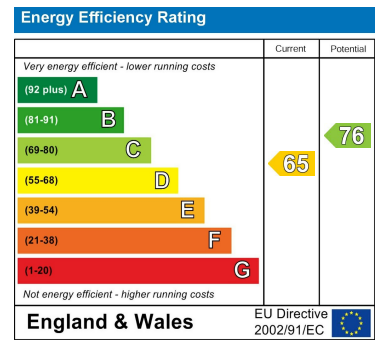
Seller's Position: Onward purchase

Garden Facing: North

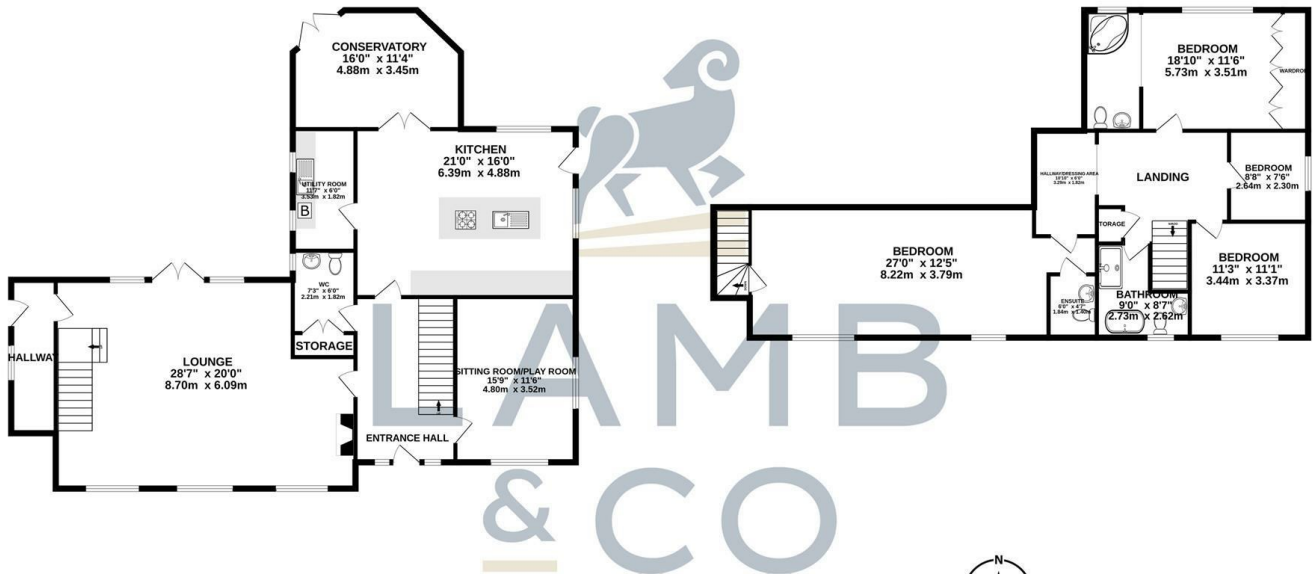
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 2671 sq.ft. (248.2 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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