



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



THE STREET, KIRBY-LE-SOKEN, CO13 0EG

PRICE £799,500

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

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)



OUTSIDE

OUTSIDE REAR



ADDITIONAL LAND

The land to the rear (approximately 0.5 acres) can be purchased at an additional cost by separate negotiation. The current owner has had plans drawn for a detached dwelling which they believe would be approved. A copy of plans are available upon request.

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

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

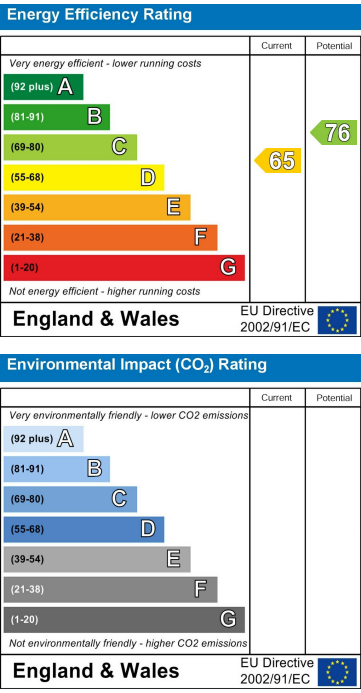
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

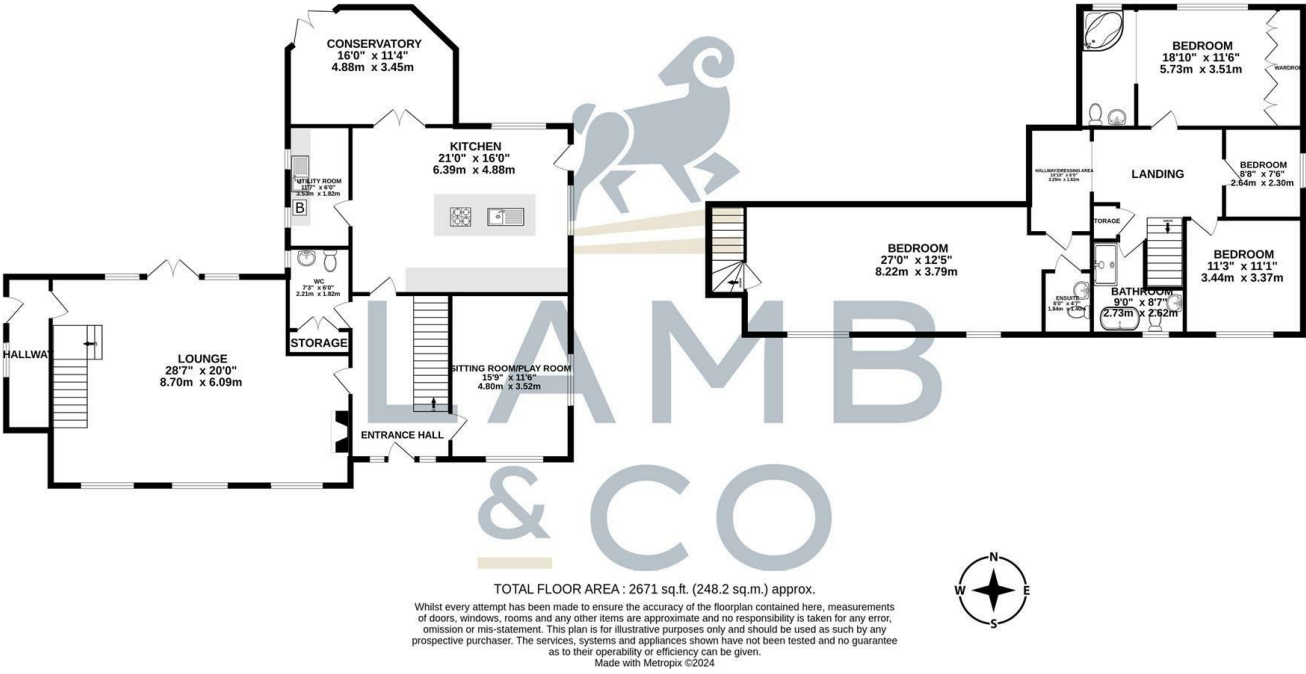
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.