

**SCOTT &
STAPLETON**

LAPWATER CLOSE
Leigh-On-Sea, SS9 2UF
£850,000





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This impressive property has retained an abundance of character features and charm together with bright, modern & extremely spacious living accommodation.

Located in a quiet turning within the ever popular Marine Estate the property is in the sought after West Leigh Schools catchment area & easy walking distance of Leigh station & Broadway.

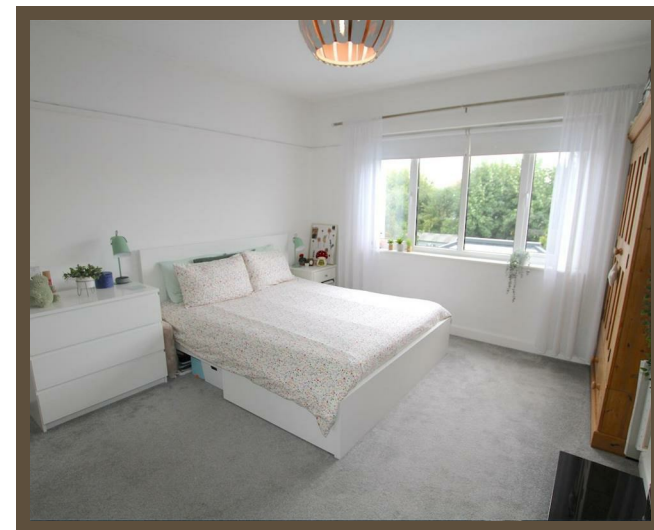
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Located in a quiet turning within the ever popular Marine Estate the property is in the sought after West Leigh Schools catchment area & easy walking distance of Leigh station & Broadway.

The accommodation comprises of large entrance hall, spacious lounge, separate sitting room, impressive open plan kitchen/family room 28'1 x 14'7 max with luxury fitted kitchen & large sliding doors, 5 double bedrooms & 2 luxury fitted bathrooms. There is also off street parking, an attached garage & a delightful rear garden.

A great opportunity to purchase a large family home in a highly desirable location. An early internal inspection is strongly advised.



Accommodation comprises

Traditional wooden entrance door with glazed inset, leading to entrance hall.

Entrance hall

5.49m x 2.49m (18' x 8'2)

Large, welcoming entrance hall with obscure UPVC double glazed lead light windows to front & side. 2 radiators, wooden floors, plate rail, stairs to first floor with understairs storage.

Utility/ground floor cloakroom

2.46m x 1.40m (8'1 x 4'7)

Obscure UPVC double glazed window to side. Spaces for washing machine & tumble dryer with worktop above, low level WC, large ceramic wash hand basin with mixer tap & cupboard below. Half wood panelled walls, tiled floor, ceiling spotlights, extractor fan.

Lounge

5.18m x 3.84m (17' x 12'7)

Large UPVC double glazed lead light bay window to front. Feature stone fireplace with granite hearth, radiator, picture rail, 2 wall light points, coved ceiling.

Sitting room

4.09m x 3.84m (13'5 x 12'7)

Feature fireplace with ornate tiled hearth, plate rail, panelled walls, radiator, wooden flooring. Open plan to kitchen/family room.

Kitchen/family room

8.56m x 3.73m increasing to 4.45m (28'1 x 12'3 increasing to 14'7)

Magnificent, bright room with large sliding doors on to garden, full height fixed window to rear & large roof lantern. Tiled floor with underfloor heating, ceiling spotlights. Luxury fitted kitchen with a vast array of modern fitted units including deep pan drawers, larder cupboards and large island. Integrated appliances including full height fridge, freezer, 2 electric ovens, induction hob, extractor fan & dishwasher. Quartz worktops with inset one & a quarter bowl sink unit with mixer tap, granite breakfast bar with feature lighting.

First floor landing

2.57m x 2.49m (8'5 x 8'2)

Feature stained lead light window to side. picture rail.

Bedroom 2

4.14m x 3.84m (13'7 x 12'7)

UPVC double glazed lead light window to front. Feature Victorian fireplace, fitted wardrobes to alcoves, radiator, picture rail.

Bedroom 3

4.17m x 3.84m (13'8 x 12'7)

UPVC double glazed window to rear. Feature Victorian fireplace, radiator, picture rail.

Bedroom 4

4.29m max x 2.49m (14'1 max x 8'2)

UPVC double glazed lead light windows to front & side. Radiator, picture rail.

Family bathroom

2.79m x 2.34m (9'2 x 7'8)

Obscure UPVC double glazed window to rear. Luxury white suite comprising of large bath in tiled surround with mixer tap, double shower cubicle, low level WC & pedestal wash hand basin with mixer tap. Fully tiled floor & walls, heated towel rail, ceiling spotlights, extractor fan.

Second floor landing

2.62m x 2.06m (8'7 x 6'9)

Obscure UPVC double glazed window to side.

Master bedroom

4.06m x 3.68m (13'4 x 12'1)

UPVC double glazed window to rear. Range of luxury fitted wardrobes to 1 wall, radiator, 2 wall light points, wood flooring, ceiling spotlights.

En suite

2.18m x 1.37m (7'2 x 4'6)

Obscure UPVC double glazed window to rear. Luxury suite comprising of large walk in double shower cubicle, low level WC & wall mounted wash hand basin with mixer tap. Fully tiled floor & walls, radiator, ceiling spotlights, extractor fan.

Bedroom 5/home office

5.84m x 1.93m (19'2 x 6'4)

3 Velux style windows to front. Wood flooring, radiator, ceiling spotlights, eaves storage cupboards. Restricted head height.

Externally

The property is set well back from the road with a charming front garden mainly laid to lawn with a mature hedge to the front boundary. Crazy paved off street parking leading to garage. Pedestrian access to rear.

Garage

Single attached garage with double doors to front.

Rear garden

Delightful, mature garden extending to approx. 35' x 50'. Large patio area to immediate rear of the property & side. Well tended lawn with well stocked borders and an abundance of tree, flower & shrub borders. Wooden summerhouse, outside lighting & tap.



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, columns, doors and windows made on site may not be 100% accurate and are for information only. The plan to the far right shows the site and should not be used as a guide to the actual dimensions of the property. The drawings, floorplans and measurements shown are not intended to be used for any other purpose. © 2022 Estate Agent Name and Telephone Number

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			
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