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ESTATE AGENTS : REDEFINED

Lynkay Lambs Lane North

Rainham, RM13 9XT

Asking price £800,000

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Entrance

WC
6'2 x 2'9 (1.88m x 0.84m)

Hallway
14'2 x 5'6 (4.32m x 1.68m)
A spacious hallway with stairs to the first floor, Oak flooring and two storage cupboards.

Reception Room
13'11 x 13' (4.24m x 3.96m)
A spacious room with a window to the front and Oak flooring.

Living Room
24'3 x 11'2 (7.39m x 3.40m)
A lovely sized room with wood effect flooring. Feature fireplace with a feature window to the side and French doors to the rear.

Kitchen
11'11 x 9'6 (3.63m x 2.90m)
A modern kitchen with plenty of storage, granite worktops and an integrated fridge freezer and dishwasher. Range cooker to remain. Oak flooring. Open to:

Dining Room
10'7 x 8' (3.23m x 2.44m)
Oak flooring. French doors to the rear.

First Floor

Landing
Stiars to ground floor, access to loft.

Bedroom One
10'6 x 9'10 (3.20m x 3.00m)
A double bedroom with fitted wardrobes, window to rear.

Ensuite
A modern suite comprising a shower cubicle, close coupled WC and wash hand basin, heated towel rail and tiled walls.

Bedroom Two
15'4 x 8'11 (4.67m x 2.72m)
A double bedroom with a window to the rear.

Bedroom Three
11'6 x 10'11 (3.51m x 3.33m)
A double bedroom with a window to the front.

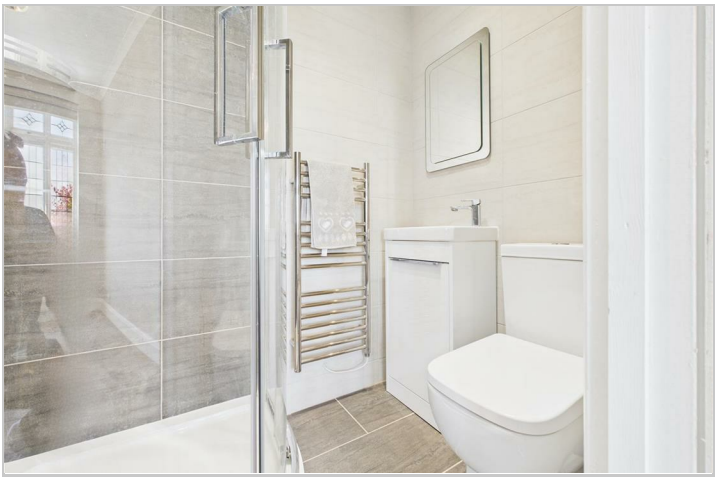
Bedroom Four
11'8 x 8'7 (3.56m x 2.62m)
A good sized room with a window to the side.

Family Bathroom
12'3 x 5'6 (3.73m x 1.68m)
A four piece suite comprising a bath, separate shower cubicle, wash hand basin and close coupled WC.

Exterior

Frontage
A gated entrance with a block paved driveway.

Rear Garden
A great sized rear garden with a paved patio area and lawned area.



Road Map

Hybrid Map

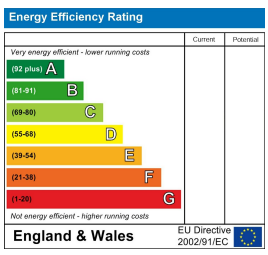
Terrain Map

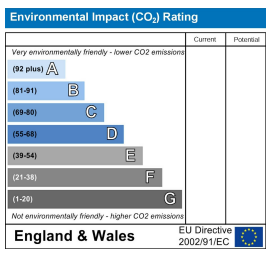
Floor Plan

Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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