



Landermere Road Thorpe-Le-Soken, CO16 0LQ

Situated on a secluded, substantial sized plot and located in the historic village of Thorpe-Le-Soken in a non-estate position, Sheen's Estate Agents are delighted in bringing to market this well presented, THREE DOUBLE BEDROOM DETACHED HOUSE. "Kingswood" boasts from character filled features, spacious living accommodation and is located within walking distance of pre, primary and secondary schools and is within three quarters of a mile of Thorpe's mainline railway station with direct links to London Liverpool Street. Shopping amenities can be found within half a mile of the property in the high street as well as Frinton's town centre and seafront being situated approximately four and a half miles away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- Separate Dining Room
- Ground Floor Shower Room
- Ample Off Road Parking & Timber Built Garage
- Extended Character Property
- Potential to Extend S.T.P.P.
- Stunning Landscaped Gardens
- Solar Panels
- Council Tax Band - E / EPC Rating - TBC



Price £495,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Porch

Hardwood door leading to hallway. Door to:



Shower Room

White suite comprises of low level WC. Pedestal wash hand basin. Fitted walk-in shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Loft hatch. Spotlights. Wall mounted heated towel rail. Two obscured sealed unit double glazed windows to front.



Hallway

Stair flight to first floor. Wooden flooring. Under stairs storage cupboard. Radiator. Doors to:



Dining Room

14" into bay x 11'11"

Featured fireplace with inset electric fire. Radiator. Sealed unit double glazed bay window to front.



Kitchen

16'9" x 9'10"

Fitted with a range of matching wooden fronted units. Granite effect work surfaces. Inset double ceramic bowl sink and drainer unit. Rangemaster to remain with fitted extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Featured log burner. Part tiled walls. Tiled flooring. Wall mounted tall standing radiator. Sealed unit double glazed window to side. Double doors leading to:



Garden Room

10" x 7'11"

Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.



Lounge

21'10" x 11'11"

Brick fireplace housing log burner. Radiator. Two tall standing radiators. Sealed unit double glazed windows to side and rear aspect.



Landing

Built in airing cupboard housing hot water cylinder and obscured double glazed window to front. Loft access. Sealed unit double glazed featured window overlooking rear garden. Doors to:



Bedroom One

15'7" into bay x 11'11"

Radiator. Sealed unit double glazed bay window to front.



Bedroom Two

11'11" x 10'5"

Fitted wardrobes and cupboards. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

10'6" x 9'11"

Fitted wardrobes and desk. Radiator. Sealed unit double glazed window to rear.



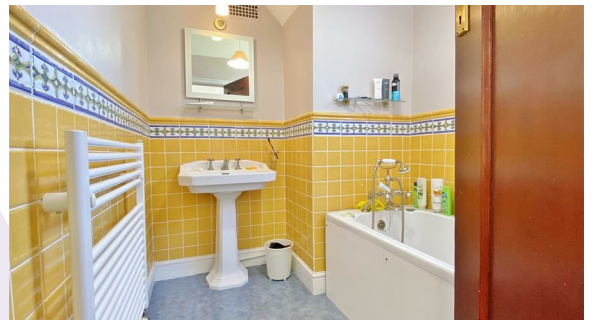
Cloakroom

Low level WC. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to front.



Bathroom

Pedestal wash hand basin. Enclosed panelled bath with shower attachment. Part tiled walls. Vinyl flooring. Wall light. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



Outside - Rear

Landscaped South East Facing. Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers trees shrubs and bushes. Solar panels. Door leading to outside WC. Timber built garage. Three sheds to remain. Featured sunken pond. Wall mounted oil boiler. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Block paved driveway providing ample off street parking leading to iron gates with additional parking. Remainder laid to lawn. Access to front via side gates. Enclosed by brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): No - Oil

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

Agents Note

Seller has made us aware the solar panels reduce the electricity and the feeding tariff transfers £1200/£1300 back to yourself per annum.

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

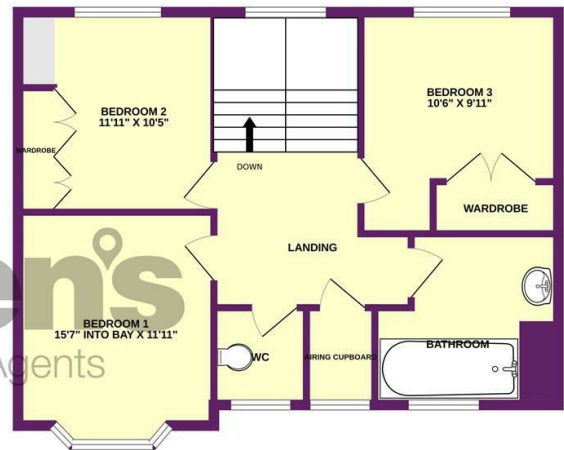
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



1ST FLOOR



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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Selling properties... not promises

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