



## Laxton Grove Great Holland, CO13 0SE

Located in the picturesque village of Great Holland in a quiet, no through road, Sheens Estate Agents have the pleasure in offering for sale this spacious TWO BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and boasts an 18' lounge, 14' fitted kitchen, manageable rear garden and garage with off street parking. Great Holland is a village in Essex located in the north east of Holland-on-sea and west of Frinton-on-sea and the village is served by a bus service to Clacton-on-sea and Kirby Cross. The village is served by two churches, the Methodist Church and a Parish Church.

- Two Double Bedrooms
- 14'10" Fitted Kitchen
- 12' x 8' Conservatory
- Separate W/C & Shower Room
- Secluded Rear Garden
- Sought After Village Location
- No Onward Chain
- Garage & Off Street Parking
- EPC Rating E
- Council Tax Band C



**Price £307,500 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:-

### Hallway

Built in airing cupboard. Built in storage cupboard. Loft access (part boarded with pull down ladder). Radiator. Doors to all rooms. Door to:-





### Bedroom 1

13'5" x 12'3"

Radiator. Sealed unit triple glazed window to front.



### Bedroom 2

11'5" x 10'

Radiator. Sealed unit triple glazed window to front.



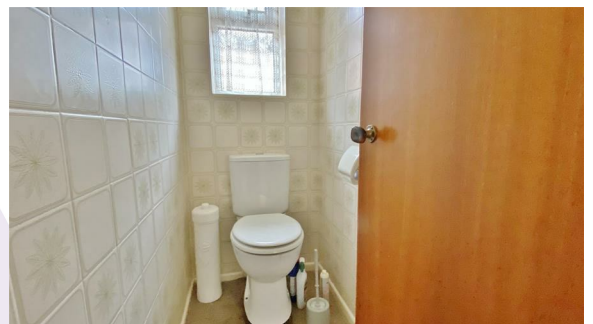
### Shower Room

White suite comprises pedestal wash hand basin. Fitted corner shower cubicle with wall mounted shower. Fully tiled walls. Radiator. Obscured sealed unit triple glazed window to side.



### Separate W/C

Low level w/c. Fully tiled walls. Obscured sealed unit triple glazed window to side.



## Lounge

18' x 12'3"

Fireplace. Radiator. Sealed unit triple glazed patio doors giving access to rear.



## Kitchen

14'10" x 9'10"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Built in eye level double oven. Further selection of matching units at both eye and floor level. Glass display shelving. Plumbing for washing machine. Integrated dishwasher. Part tiled walls. Radiator. Window to conservatory. Door to:-



## Conservatory

12' x 8'

UPVC construction. Polycarbonate roof. Double glazed windows to side and rear aspects. Patio door giving access to rear.



## Outside - Rear

Secluded un-overlooked garden. Part patio area. Majority laid to lawn. Raised rockery bed. Array of bushes. Enclosed by panelled fencing. Access to front via both sides.





### Outside - Front

Majority laid to lawn. Hardstanding driveway providing ample off street parking leading to garage with an up and over door. Paved pathway leading to entrance door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/02.24

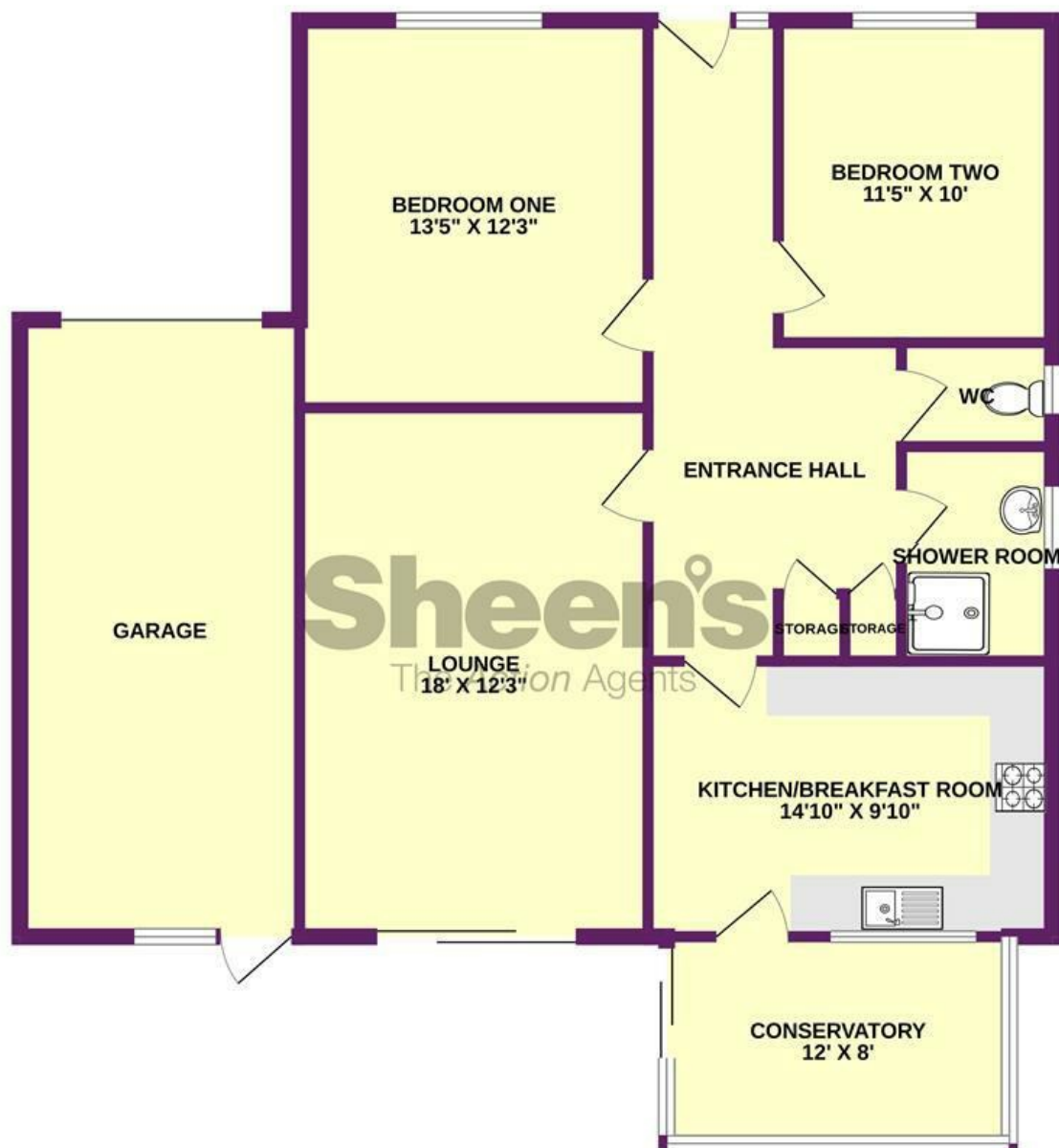
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



## GROUND FLOOR



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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents