



## Lampits Hill, Corringham,

Guide Price £410,000



- Three bedroom family home found in sought after residential area
- Ideal location for local schools including Herd Lane and Gable Hall schools, great access to transport links
- Private rear access
- Potential to create off street parking to front
- Large plot from rear of the property to boundary including garage approximately 120ft
- Huge potential to expend to side and rear STPC
- Large double garage 22'11 x 19'10 plus off street parking to rear
- Outbuildings and storage sheds
- Entrance hall, lounge, dining room, kitchen
- Three well proportioned bedrooms plus shower room located to the first floor



**GUIDE PRICE £400,000 - £450,000**

Nestled in the charming Lampits Hill, Corringham, is this delightful semi-detached house, the perfect family abode. Boasting two reception rooms and three well proportioned bedrooms. This property offers a warm and inviting atmosphere for you to call home.

With the potential to extend both to the side and rear (subject to planning permission), this house presents a unique opportunity to tailor the space to your liking. The generous plot size, stretching approximately 120ft from the rear of the property, provides ample room for expansion, including the drive through double garage.

Convenience is key with private rear access and the possibility of off-street parking at the front (subject to planning permission), making daily life a breeze. Situated in a sought-after residential area, this home falls within the catchment areas of Herd Lane and Gable Hall, ensuring quality education is within reach. Local shops nearby offer added convenience for your daily needs.

Step inside to discover an entrance porch, welcoming you into an entrance hall that leads to a welcoming size lounge, a dining room perfect for family gatherings, and a well-equipped kitchen. Upstairs, three bedrooms await, providing comfortable space for relaxation, along with a family shower room for added convenience.

Don't miss out on the opportunity to make this charming property your own and create a lifetime of memories in this wonderful family home.

Enter the property via porch to front aspect.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge 13'9 x 13'0 Boxed bay window to front.

Dining room 11'11 x 11'4 window to rear.

Kitchen 12'11 x 6'11 wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob and encased oven to remain. Space for other appliances. Dual aspect double glazed windows. External door to side.

First floor landing is home to three well proportioned bedrooms and family shower room.

Bedroom one 12'0 x 11'4 window to rear.

Bedroom two 11'9 x 11'2 window to front.

Bedroom three 7'4 x 6'11 window to front.

Shower room comprises shower, vanity wash hand basin and close coupled WC. Tiling to walls. Tiled flooring.

Externally the property sits on a large predominately lawned rear garden. Overall plot size from rear of property to boundary, including the garage is approximately 120ft. Mature hedge to side.

Large double garage 22'11 x 19'10 with an automatic roller door and through garage door with dual aspect up and over door. Off street parking for 2 vehicles to rear.

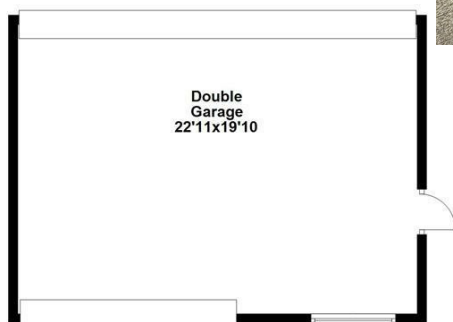
Council Tax Band: D

Local Authority: Thurrock

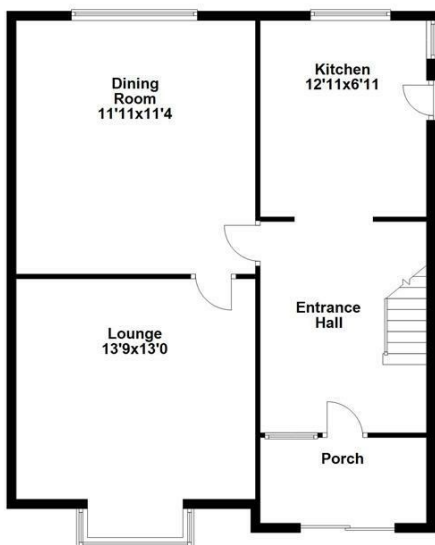


# Local Life

Corringham is an English town and former civil parish, located on a hill overlooking the River Thames east of London. It is situated 7 miles from Tilbury and lies between Canvey Island and Tilbury Fort. Corringham is accessible to A13 road links, town centre and popular schools. Moments' drive to Stanford-Le-Hope railway station is on the London, Tilbury and Southend line taking approximately 45 minutes to Fenchurch Street.



Ground Floor



First Floor

