



## School Lane, Manningtree

A beautifully extended and modernised three-bedroom semi-detached home, offering stylish, contemporary living throughout. Set on a generous plot, the property boasts a large rear garden, perfect for families and outdoor entertaining, alongside spacious interiors designed for comfort and flexibility.

Guide price £500,000

# School Lane

Lawford, Manningtree, CO11



- Spacious Family Living
- Expansive Private Garden
- Excellent Local Amenities
- Light-Filled Interiors
- Stylish Modern Kitchen
- Detached Secure Garage
- Peaceful Residential Location
- Versatile Study Room
- Ample Off-Street Parking
- Fast London Access

### The Property

Step through the front door into a welcoming entrance hall, where classic proportions and clean lines immediately impress. To your left, the living room offers a generous space ideal for cozy evenings by the fire or entertaining guests, bathed in natural light from its wide front-facing windows.

Continue through to the heart of the home, an expansive kitchen/dining room designed with family life in mind. At the heart of the solid oak kitchen, a large central island takes centre stage, surrounded by generous worktops and thoughtful detailing which creates a truly inviting space. Full-height bifold doors open seamlessly onto the rear garden, blurring the lines between inside and out.

Adjoining the kitchen is a utility room, neatly tucked away to keep everyday chores out of sight, and beyond that a modern ground-floor bathroom.

Set just off the kitchen, the study offers ideal space for working from home or could be styled as a snug, playroom, or even guest bedroom, versatility at its best.

Upstairs, the first floor houses three well-proportioned bedrooms, each with its own charm. The principal bedroom is generous in size and perfectly positioned for quiet retreat. A second bathroom on this level, sleek and modern, ensures convenience for family and guests alike.

### The Outside

Beyond the main house, a detached garage provides secure parking or the ideal space for a workshop or studio, ready to suit your needs.

The property also benefits from ample off-street parking, offering convenience for families, guests, or multiple vehicles, all within the privacy of your own grounds.

This leads seamlessly into a generously sized garden, a standout feature of the home. Beautifully laid out and full of potential, it provides an ideal backdrop for outdoor entertaining, children's play, or peaceful afternoons in the sun. Whether you're envisioning summer gatherings, a kitchen garden, or space for future enhancements, the garden offers both versatility and tranquility in equal measure.

### The Area

Set on the desirable School Lane in Lawford, this beautiful home enjoys a prime position just moments from the charm and character of nearby Manningtree.

Within walking distance, Manningtree offers an abundance of local delights, from independent cafés and welcoming wine bars to much-loved restaurants. Among them are the ever-popular Lucca, known for its wood-fired pizzas, The Moghul Indian restaurant, Estuary Wine Bar with its acclaimed live music evenings, and Maiz, a cosy Mexican café. Cultural offerings abound too, including the Manningtree Arts Café with regular literary events, a local theatre, sailing club, art gallery, and a range of both vintage and contemporary lifestyle shops.

Families are exceptionally well catered for in Lawford and the surrounding area, with a selection of well-regarded primary and secondary schools just a short drive away. The highly sought-after Colchester grammar schools are also within easy reach, served by regular bus and rail links.

Commuters will appreciate the convenience of Manningtree Station, just a brief walk or cycle from the property, offering direct rail services to London Liverpool Street in under an hour. Excellent road connections via the A12 and A120 provide further accessibility across the region.

Lawford also sits on the doorstep of Constable Country, surrounded by picturesque villages, rolling countryside, and scenic walks, offering a lifestyle that balances the best of both town and country.

### Further Information

Tenure: Freehold

Council Tax: Tendring Band C

Construction: Brick

Mains water, gas, electricity and sewerage.

Seller position: Need to secure an onwards purchase

Entirely replumbed, rewired with brand new doors and windows fitted in 2020.





Floor Plan



Total area: approx. 140.5 sq. metres (1512.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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