

## Pound Lane, Laindon, Basildon

Offers Over £525,000

- Living Room 14'7 x 12'3
- 3 First Floor Bedrooms
- Southerly Garden to Rear
- Basildon Council Tax Band E
- Kitchen/Diner 20'5 x 10'5
- Cloakroom, En-suite & Bathroom
- Driveway to Side
- New Build Warranty



a MODERN THREE BEDROOM DETACHED house with WARRANTY REMAINING is offered for sale in the heart of LAINDON which has plenty of SCHOOLS, PLAYGROUPS, RECREATION GROUNDS and also has a MAINLNE RAILWAY STATION. LAINDON also has a BRAND NEW SHOPPING CENTRE under construction as we speak. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING an ENSUITE and with an energy rating of B this home should be viewed immediately to avoid disappointment.

 3

 2

 2

 B

Council Tax Band: E



#### ENTRANCE PORCH

Double glazed opaque door to:

#### ENTRANCE HALL

15'6 x 4'7

Radiator. Downlighters to ceiling. Cloak storage cupboard. Additional under stairs cupboard.

#### CLOAKROOM

Double glazed sash window to front. Suite comprising of low level WC and vanity wash hand basin. Tiling to floor and surround. Radiator/rail. Downlighters to ceiling. Extractor fan.

#### LIVING ROOM

14'7 x 12'3

Double glazed windows to front and side. Radiator. Downlighters to ceiling.

#### KITCHEN/DINER

20'5 x 10'5

Double glazed Bi-folding doors and sash window to rear. Radiator. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Island unit with cupboard beneath. Built in double oven, induction hob and extractor fan above. Integrated dishwasher, fridge freezer and washer

dryer. Downlighters to ceiling.

#### FIRST FLOOR LANDING

Double glazed skylight.

#### BEDROOM ONE

14'6 x 12'3

Double glazed sash window to rear. Radiator.

#### EN-SUITE

Double glazed skylight. Suite comprising of low level WC, vanity wash hand basin and shower cubicle. Downlighters to ceiling. Radiator/rail. Tiling to floor and surround.

#### BEDROOM TWO

12'3 x 10'9

Double glazed sash window to front. Radiator.

#### BEDROOM THREE

10'6 x 7'8

Double glazed sash window to rear. Radiator.

#### BATHROOM

7'5 x 5'5

Double glazed sash opaque window to front. Suite comprising of low level WC, vanity wash hand basin and panel enclosed bath unit with shower and screen. Radiator/rail. Tiled surround. Extractor fan. Downlighters to ceiling.



### SOUTHERLY REAR GARDEN

Commencing with paved patio to rear with Pergola with remainder laid to lawn. Raised beds. Fencing to boundaries. Access via path and gate to side. External power points and light. Electric charger to side.

### DRIVEWAY TO SIDE

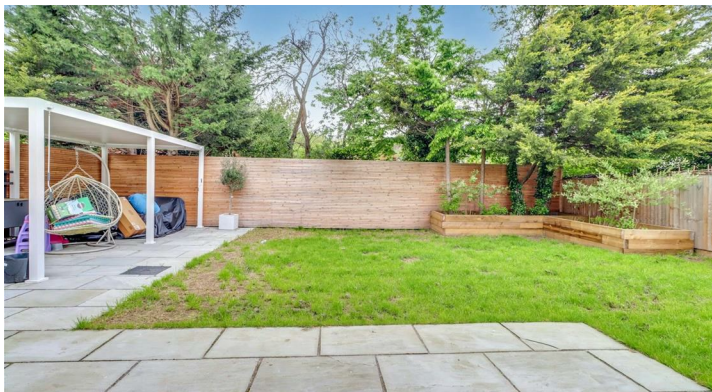
The property benefits from driveway to side with retaining brick wall.

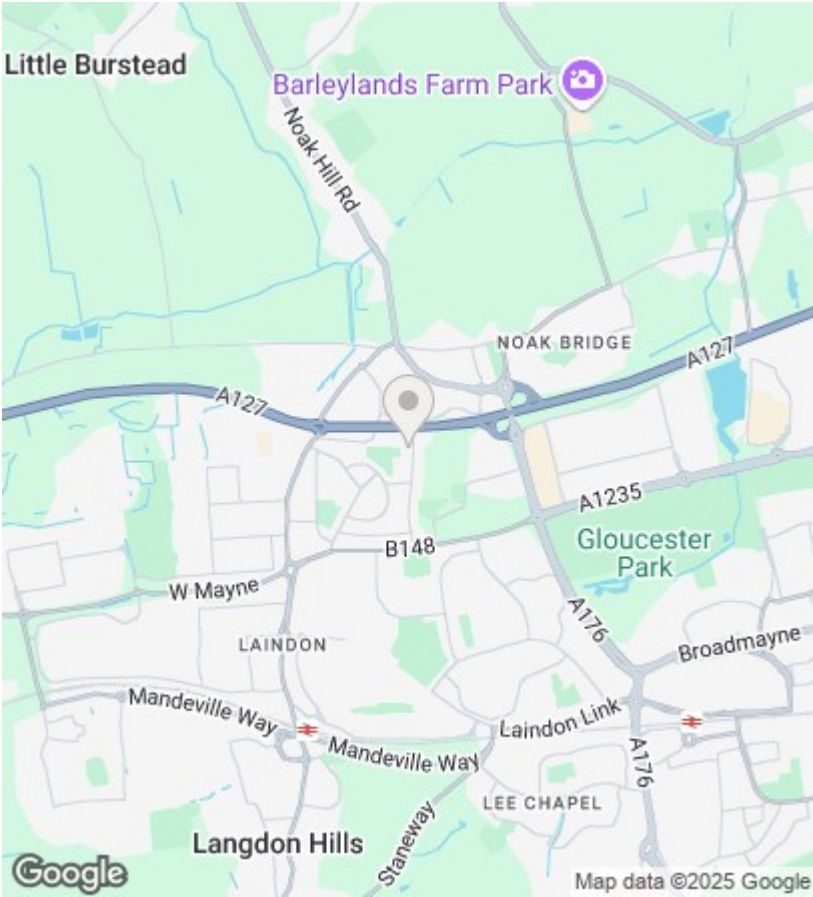
### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.









EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	