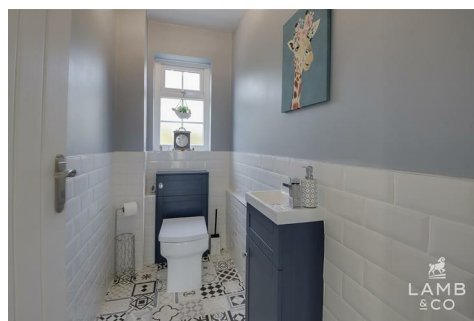




LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## THE SPARLINGS, FRINTON-ON-SEA, CO13 0HD

PRICE £495,000

Located at the end of a cul-de-sac in the sought after village of Kirby-Le-Soken, lies this immaculate, four bedroom detached family home. Key features include; lounge/diner plus separate sitting room, en-suite to master bedroom, double garage and solar panels benefitting from a lucrative tariff which currently produces an annual income of approximately £2,700.

- Four Bedrooms
- Village Cul-De-Sac Location
- Lucrative Solar Panel System
- Immaculately presented
- Double Garage
- EPC E



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE/DINER

21' x 12' (6.40m x 3.66m)



### SITTING ROOM

11'10 x 11'6 (3.61m x 3.51m)



### KITCHEN

15'7 x 11'8 max (4.75m x 3.56m max)



## WC

7'9 x 3'7 (2.36m x 1.09m)



## EN-SUITE

6'8 x 5'4 (2.03m x 1.63m)



## FIRST FLOOR

### LANDING

### BEDROOM ONE

14'6 x 11'3 (4.42m x 3.43m)



### BEDROOM TWO

14'6 x 9'6 (4.42m x 2.90m)



### BEDROOM THREE

11'9 x 8'5 (3.58m x 2.57m)



## BEDROOM FOUR

12' x 8' (3.66m x 2.44m)



## FAMILY BATHROOM

7'2 x 7'1 (2.18m x 2.16m)



## OUTSIDE

### FRONT

## REAR



## DOUBLE GARAGE



## SOLAR PANELS

The property benefits from 16x solar panels on the South West facing roof elevation which are owned outright. The new owners will benefit from the lucrative tariff which has approximately 12 years remaining and currently produces an income of circa £2,700 PA.

## Additional Information

Council Tax Band: E

Heating: Oil fired central heating

Seller's Position: Onward chain

Garden Facing: North East

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we

understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

### ANTI-MONEY LAUNDERING REGULATIONS 2017

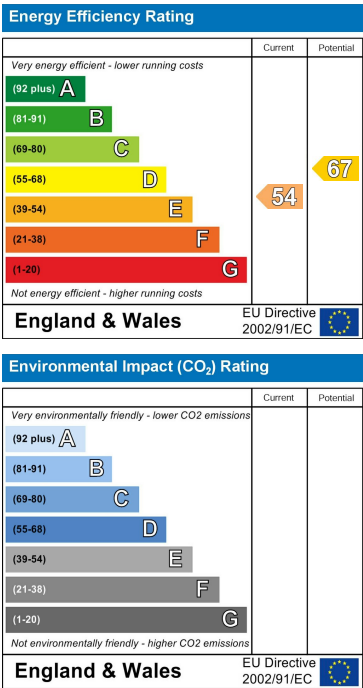
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



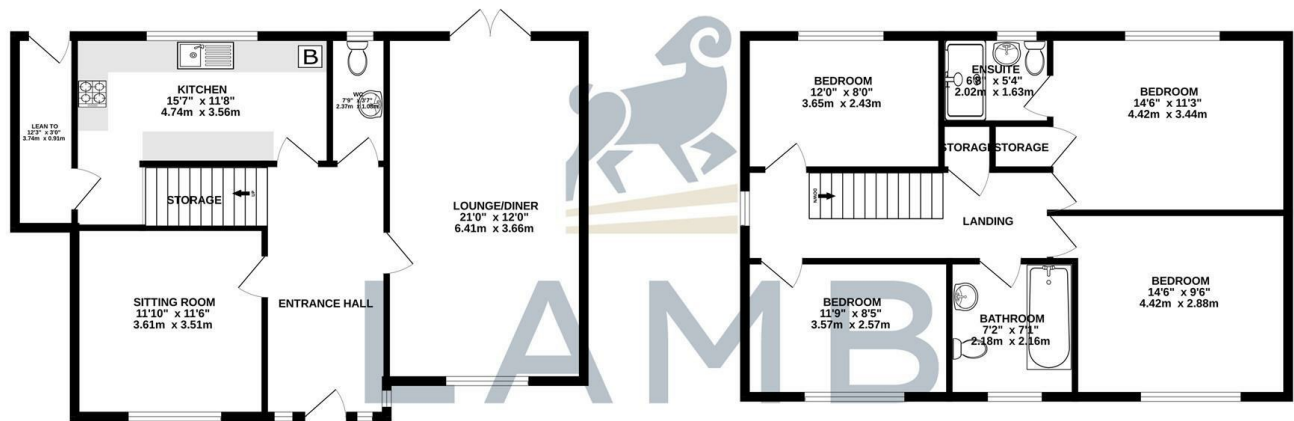
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

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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