

KILN & LODGE

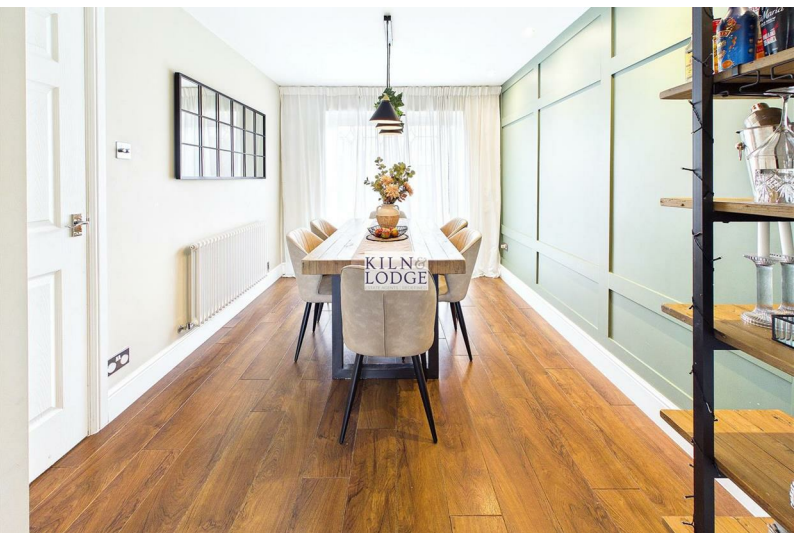
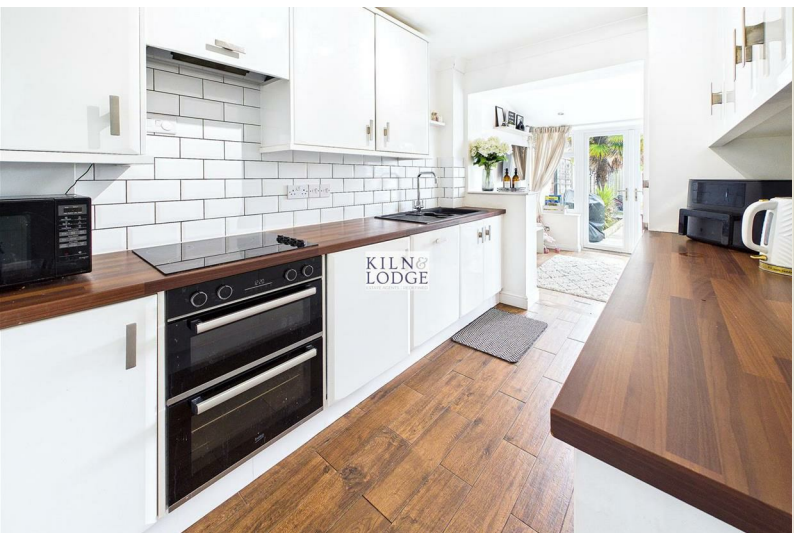
ESTATE AGENTS : REDEFINED



2 Lakin Close

Chelmsford, CM2 6RU

Asking price £460,000



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WC

4'9 x 2'9 (1.22m'2.74m x 0.61m'2.74m)

Window to side, close coupled WC, wash hand basin, radiator.

First Floor

Entrance Hall

16'6 x 6'1 (4.88m'1.83m x 1.83m'0.30m)

Entrance door, window to side, stairs to first floor, concealed understairs storage cupboard, wood panelling.

Kitchen

10'10 x 7'6 (3.05m'3.05m x 2.13m'1.83m)

Range of fitted storage cupboards with an integrated electric oven, fridge/freezer and dishwasher. The work surfaces incorporate the sink unit with mixer taps, induction hob with extractor fan over, part tiled walls.

Open to:

Play Room/Reception Room

8'11 x 8'11 (2.44m'3.35m x 2.44m'3.35m)

Windows and door to rear, door to garage.

Dining Room

13'6 x 9'2 (3.96m'1.83m x 2.74m'0.61m)

Patio doors to rear, radiator, wood panelling, open to:

Living Room

13'9 x 10'3 (3.96m'2.74m x 3.05m'0.91m)

Window to front, media wall, radiator, wood panelling.

Landing

12'x 6'1 (3.66m'x 1.83m'0.30m)

Window to side, stairs to ground floor, airing cupboard, access to loft, wood panelling.

Bathroom

6'2 x 6'2 (1.83m'0.61m x 1.83m'0.61m)

Window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail. Tiled walls.

Bedroom One

14' x 9'9 (4.27m' x 2.74m'2.74m)

Window to front, radiator, fitted storage.

Bedroom Two

11' x 10'6 (3.35m' x 3.05m'1.83m)

Window to rear, fitted storage, radiator.

Bedroom Three

9'2 max x 6'10 (2.74m'0.61m max x 1.83m'3.05m)

Window to front, radiator, storage cupboard.

Exterior

Front Garden

Lawned area, hardstanding providing off road parking leading to garage

Garage

Electric Roller Shutter door, power and light connected, door to conservatory and Rear Garden.

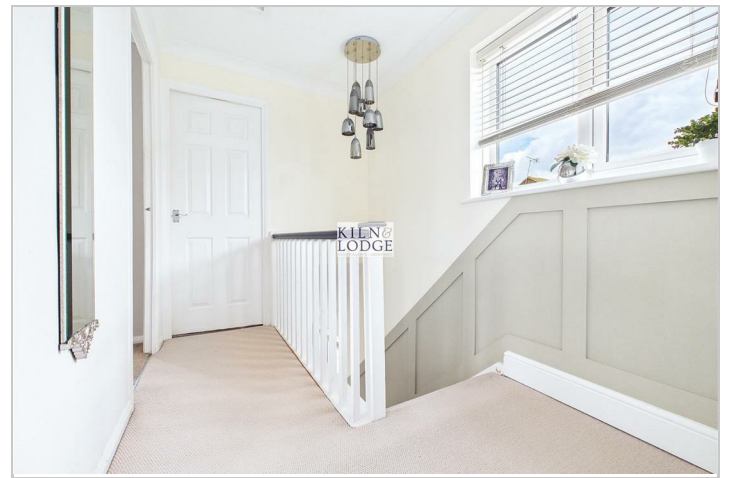
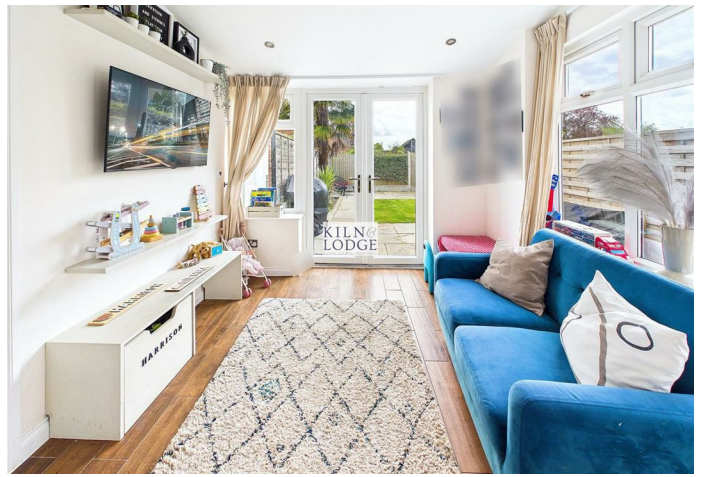
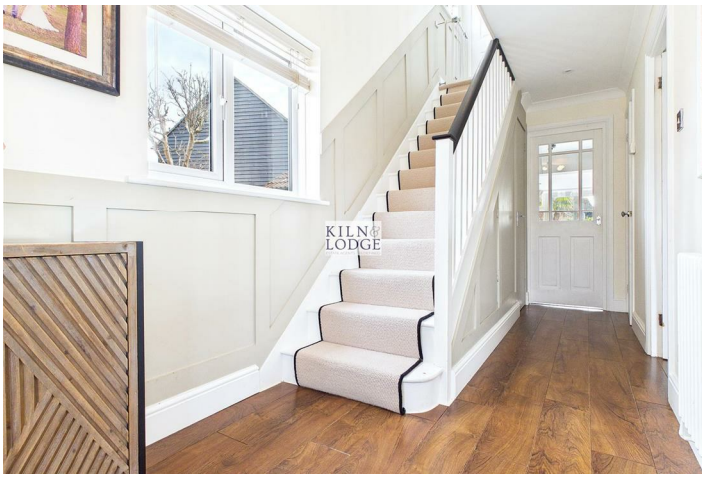
Landscaped Rear Garden

Paved patio area, remainder laid to lawn, fencing to boundaries, door to garage.

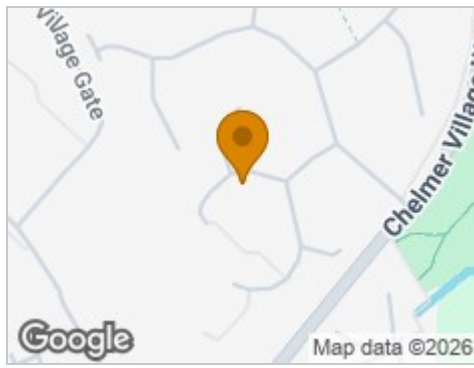
Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.

Tel: 01245 330764



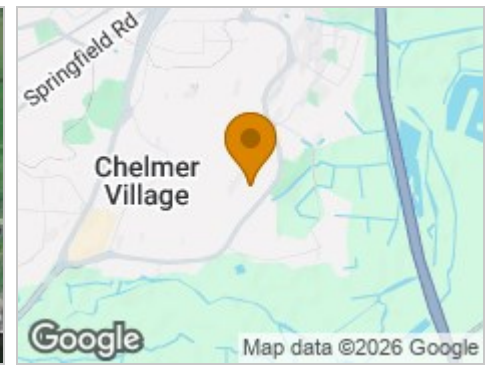
Road Map



Hybrid Map



Terrain Map



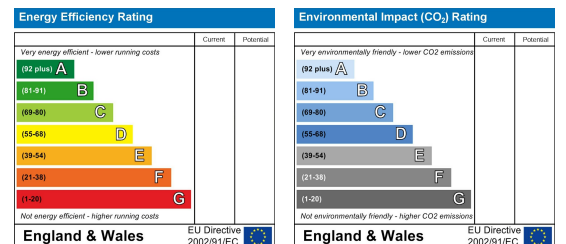
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.