



LAMB & CO

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Inspired by property, driven by passion.



LANDERMERE ROAD, THORPE-LE-SOKEN, CO16 0LL

PRICE £450,000

Situated in the highly sought-after village of Thorpe-le-Soken, this well-presented home benefits from generous driveway and a South facing rear garden, providing excellent outdoor space for families and entertaining. Inside, there are four double bedrooms, complemented by a ground-floor shower room and a separate first-floor WC. The accommodation also includes a bright conservatory, a spacious kitchen/dining room, and a separate lounge offering a comfortable space to relax.

- Four Bedrooms
- Two Ground Floor Bedrooms
- First Floor WC
- Off-Road Parking
- Well-Presented
- South Facing Garden
- Conservatory
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

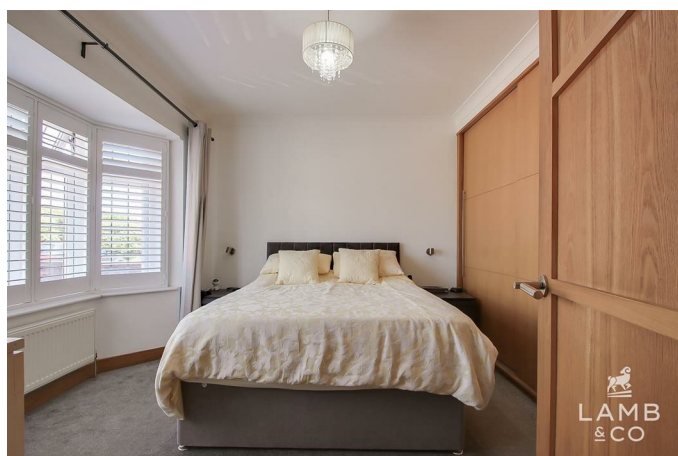
Entrance door to:

ENTRANCE HALL



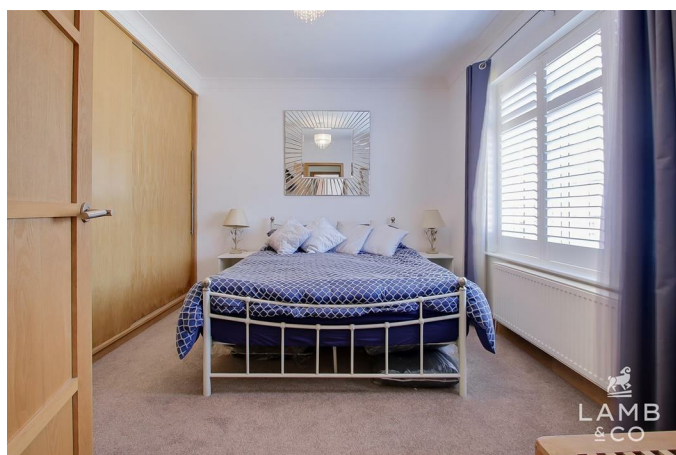
BEDROOM THREE

12'0 x 11'5 (3.66m x 3.48m)



BEDROOM FOUR

12'0 x 10'0 (3.66m x 3.05m)



SHOWER ROOM

9'0 x 6'0 (2.74m x 1.83m)



KITCHEN/DINING ROOM

18'6 x 15'4 (5.64m x 4.67m)



KITCHEN/DINING ROOM VIEW 2



LOUNGE

15'0 x 10'3 (4.57m x 3.12m)



CONSERVATORY

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



FIRST FLOOR

WC

BEDROOM ONE

17'7 x 10'0 (5.36m x 3.05m)



BEDROOM TWO

14'4 x 10'0 (4.37m x 3.05m)



OUTSIDE

OUTSIDE REAR



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.

Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A

Seller's Position: Purchasing Onwards

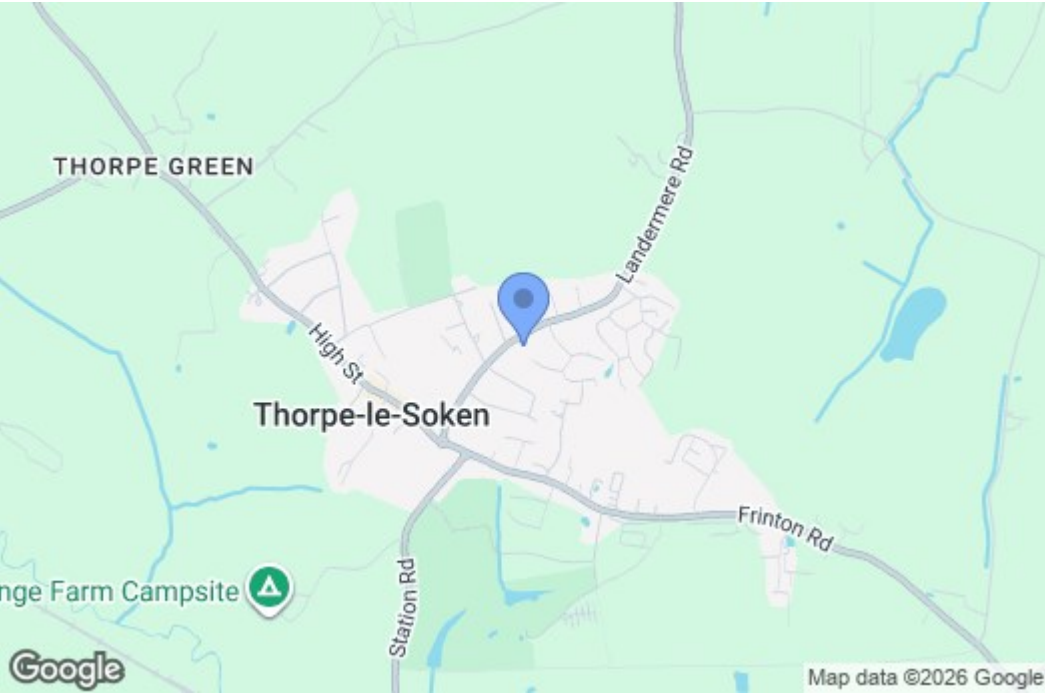
Garden Facing: South

Non-Standard Features to note: None

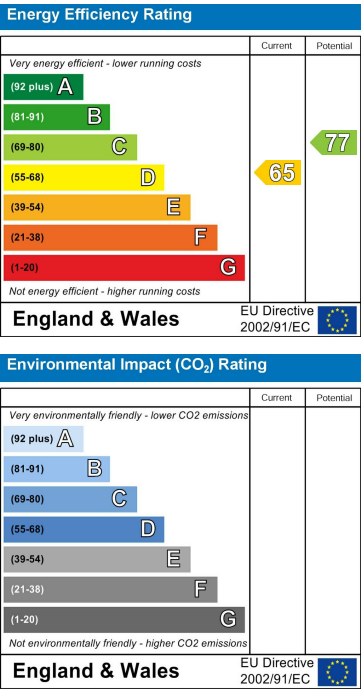
Agents Note Sales

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

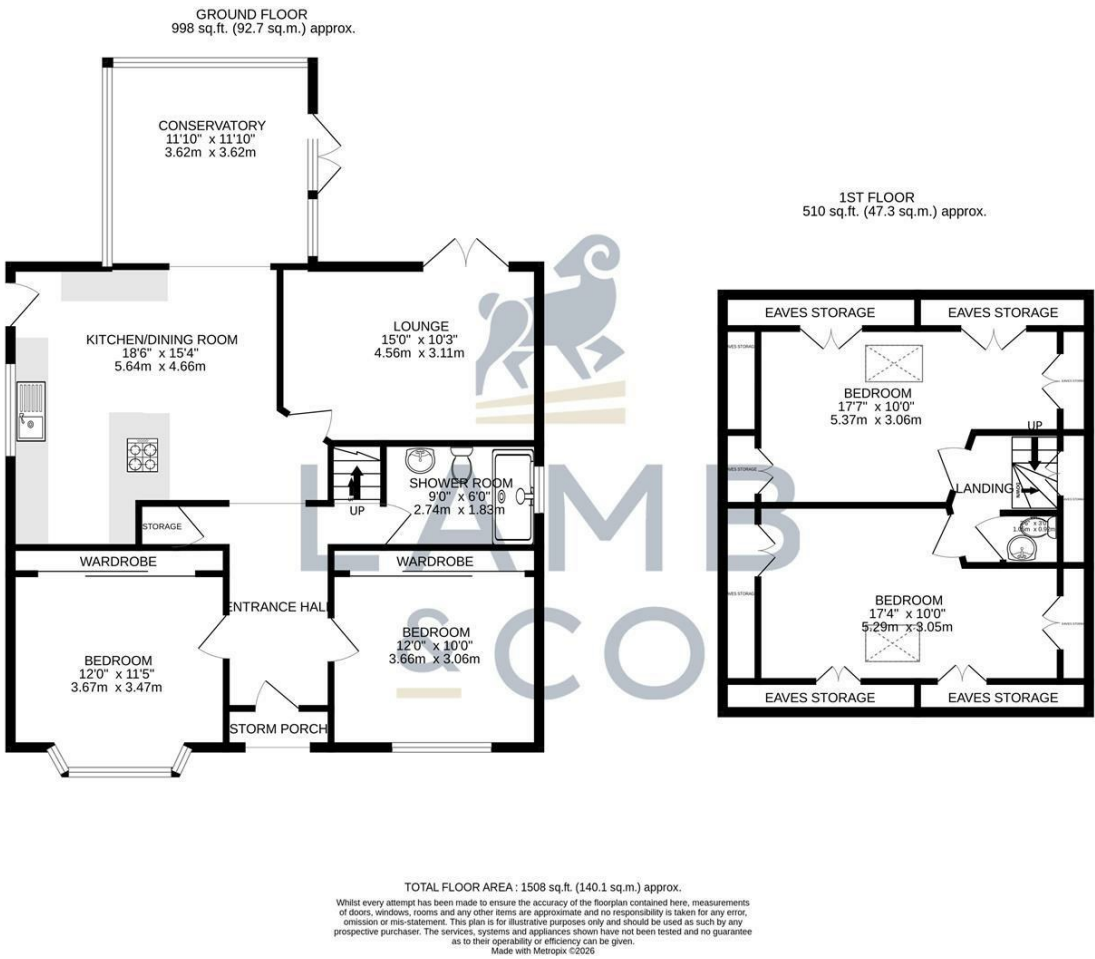
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.