



LAMB & CO

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Inspired by property, driven by passion.



KENILWORTH GROVE, THORPE-LE-SOKEN, CO16 0LX

PRICE £450,000

Situated on a private road in the highly sought-after village of Thorpe-le-Soken, this well-presented detached bungalow offers comfortable and modern living throughout. The property features a spacious open-plan kitchen/living area, creating an ideal space for both everyday living and entertaining.

Externally, the property benefits from off-road parking and a generous rear garden, providing ample outdoor space for relaxation and enjoyment. Conveniently located within easy reach of local amenities and transport links.

- Three Bedrooms
- Sought After 'No Through Road'
- No Chain
- Off-Road Parking
- Well-Presented
- Thorpe-Le-Soken
- Large Open Plan Living Space
- EPC D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

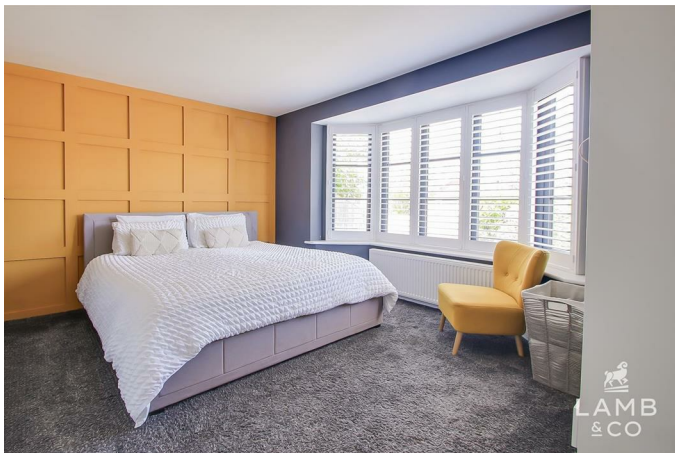
Entrance door to:

ENTRANCE HALLWAY



BEDROOM ONE

15'0 x 14'2 (4.57m x 4.32m)



BEDROOM TWO

14'2 x 11'7 (4.32m x 3.53m)



BEDROOM THREE

8'0 x 7'6 (2.44m x 2.29m)



BATHROOM

10'0 x 7'8 (3.05m x 2.34m)



KITCHEN/LIVING SPACE

27'0 x 20'0 (8.23m x 6.10m)



KITCHEN/LIVING SPACE VIEW 2



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: C

Heating: Gas Central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

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: No Onward Chain

Garden Facing: South/West

Non-Standard Features to note: N/A

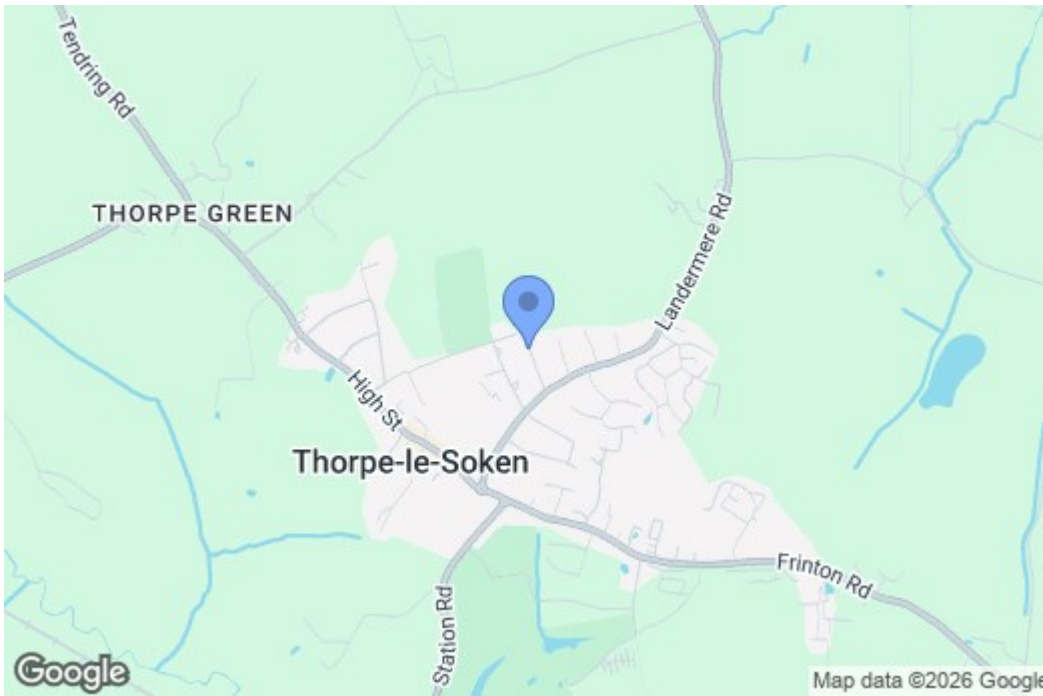
Agents Note Sales

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.

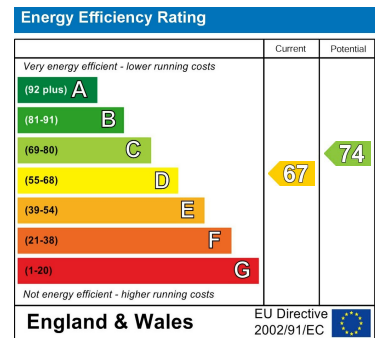
AML

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.

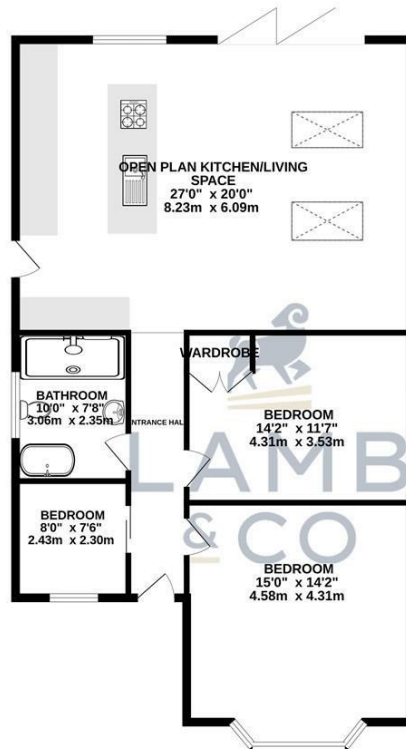
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1169 sq ft (108.6 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 is given as to their operability or efficiency can be given.
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