



Lampits Lane Corringham SS17 9AE

- 3 BED SEMI DETACHED HOUSE
- LOUNGE/DINER 14' 6" x 13' 1"
- KITCHEN/DINER 17' 3" x 12' 1"
- PLAYROOM 14' 11" x 11' 3"
- BATHROOM 6' 8" x 6' 7"
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GARDEN APPROX 60FT
- GARAGE
- OFF ROAD PARKING



Located in a pleasant and popular area. This is a professionally extended 3 bedroom semi detached house backing onto open countryside, this attractive home offers modern accommodation and is well worth viewing to appreciate features above: No onward chain.

O.I.E.O £379,995 Freehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	85
(69 to 80) C	
(55 to 68) D	63
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC

ENTRANCE

Via Composite door to open plan hall. UPVC double glazed window to flank.

HALL

1.88m x 1.46m (6' 2" x 4' 9") Smooth plastered ceiling. Fitted carpet. Open to lounge. Carpeted stairs to first floor. Radiator with cover.

LOUNGE/DINER

4.43m x 3.98m (14' 6" x 13' 1") Coving to smooth plastered ceiling. Oak wood flooring. UPVC double glazed window to front. Ornate wood fire surround with gas fire. (Fire flume has been relined). Radiator with cover. Open to:

KITCHEN/DINER

5.26m x 3.69m (17' 3" x 12' 1") Coving to smooth plastered ceiling. Solid oak flooring. Range of eye and base level cupboards and drawers with modern laminate work surface. Gas Belling Range with extractor above. Single stainless steel sink with mixer tap. Breakfast bar with cupboards and drawers below. Plumbing for USA fridge freezer, washing machine and dishwasher. Open to extension.

PLAYROOM

4.55m x 3.42m (14' 11" x 11' 3") Smooth plastered ceiling with spotlight. Laminate flooring. UPVC double glazed window. French doors to rear garden. Radiator with cover.

LANDING

Smooth plastered ceiling with hatch to loft with ladder. Airing cupboard.

BATHROOM

2.04m x 2.01m (6' 8" x 6' 7") Smooth plastered ceiling. Ceramic tiled floor. UPVC double glazed window to rear. Part tiled walls. P shaped bath with mains shower. Pedestal wash hand basin. Low level wc. Heated towel rail.

BEDROOM ONE

3.78m x 3.31m (12' 5" x 10' 10") Coving to smooth plastered ceiling. Fitted carpet. UPVC double glazed window to rear. Wardrobes to remain. Radiator.

BEDROOM TWO

3.91m x 3.30m (12' 10" x 10' 10") Coving to smooth plastered ceiling. Fitted carpet. UPVC double glazed window to front.

BEDROOM THREE

2.62m x 2.07m (8' 7" x 6' 9") Coving to smooth plastered ceiling. Laminate floor covering. UPVC double glazed window to front. Sliding door wardrobes to remain. Radiator.

FRONTAGE

Block paved shared drive leading to double gates.

REAR GARDEN

Approximately 60ft. Block paved patio with path to rear gate. Mainly laid to lawn.

GARAGE

Garage with pagoda and decked seating area.

N.B.

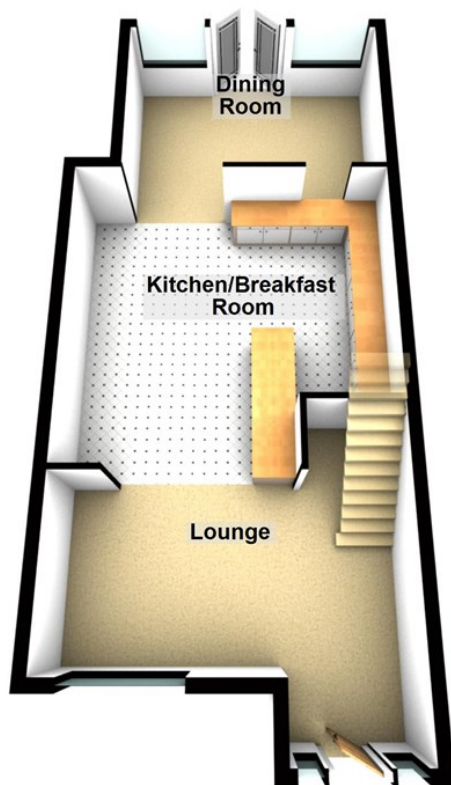
The vendors have advised us the property has been:

Re-wired

Alarmed

No onward chain.

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
Plan produced using PlanUp.