


TOTAL FLOOR AREA: 2349 sq.ft. (218.2 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 for 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.
Made with MetroPxl ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Lambs Lane South, Rainham

£970,000

- FOUR/FIVE BEDROOM DETACHED HOUSE
- UNPARALLELED, STUNNING 100' FRONTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- 28' MAIN RECEPTION ROOM WITH EXPOSED BRICK FIREPLACE & LOG BURNER
- CONTEMPORARY RE-FITTED KITCHEN WITH ISLAND & QUARTZ WORKTOPS
- OFFICE & POTENTIAL GROUND FLOOR 5TH BEDROOM
- 28' INTEGRAL GARAGE WITH SMOKE ALARM SYSTEM
- FOUR PIECE GROUND FLOOR BATHROOM



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only 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 the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Storage cupboards to front housing fuse box and electricity meter, under stairs storage cupboard, radiator, Amtico flooring, stairs to first floor.

Reception Room One

8.58m x 3.94m (28' 2" x 12' 11") > 3.62m (11' 11") Double glazed bay windows to front, radiator to front and rear, feature exposed brick fireplace and log burner, built-in storage cupboard to rear housing boiler, double glazed window to rear and side, feature exposed wooden beams to ceiling, fitted carpet.

Kitchen

4.78m x 4.32m (15' 8" x 14' 2") Feature exposed wooden beams to ceiling, double glazed windows to rear, a range of matching wall and base units, quartz work surfaces, butler style sink with mixer tap, space for large cooker, exposed brick feature wall, extractor hood, space for American style fridge freezer, integrated dishwasher, space and plumbing for washing machine, kitchen island with quartz work surfaces, breakfast bar area over a range of base and drawer units, quartz splash backs, radiator, porcelain tiled flooring, uPVC framed bi-folding doors to side opening to rear garden.

Reception Room Two / Potential Ground Floor Bedroom

4.76m x 2.62m (15' 7" x 8' 7") Double glazed bay windows to front, radiator, fitted carpet.

Ground Floor Bathroom

2.72m x 2.57m (8' 11" x 8' 5") Obscure double glazed windows to rear, low level flush WC, freestanding roll-top bath with shower attachment, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



Office / Study

3.73m x 1.93m (12' 3" x 6' 4") Double glazed windows to rear, radiator, hardwood flooring, hardwood door to side opening into:

Internal Garage

8.75m x 2.6m (28' 8" x 8' 6") Metal roller door to front, timber double doors to rear, power and lighting, smoke intruder alarm system.

FIRST FLOOR

Landing

Double glazed windows to front, radiator, fitted carpet.

Bedroom One

6.87m x 3.51m (22' 6" x 11' 6") Double glazed windows to front and side, two radiators, storage in front eaves, fitted wardrobes, fitted carpet.

Walk-in-Wardrobe

Approx. 3.4m x 3.2m (11' 2" x 10' 6"). Skylight window, storage in eaves, fitted carpet

Ensuite Shower Room

3.2m x 2.91m (10' 6" x 9' 7") (Max) Obscure double glazed windows to rear, low level flush WC, hand wash basin set on a base unit, shower cubicle, radiator, built-in base units, fitted carpet.

Bedroom Two

5.3m (Max) x 4.18m (17' 5" x 13' 9") Double glazed windows to front, radiator, fitted carpet, storage in eaves, hand wash basin with tiled splash back over base units.

Bedroom Three

4.45m x 3.08m (14' 7" x 10' 1") Double glazed windows to rear, radiator, hand wash basin with tiled splash back over base units, fitted carpet.

Bedroom Four

2.94m x 2.16m (9' 8" x 7' 1") Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60' Immediate sandstone patio and raised patio area to rear, remainder mostly laid to lawn, small artificial grass area to side, flowerbed borders, two timber sheds, access to front via timber gate.

Front Exterior

Approximately 100' Mostly paved giving off street parking for multiple cars, remainder laid to lawn.

