



- Detached House
- Desirable Location
- Extended By Current Owners
- Modern Fitted Kitchen With Island
- Bifold Doors & Velux Windows
- Garage & Driveway
- Three Bedrooms
- Three Reception Rooms
- Utility & Cloakroom
- Walking Distance Of Public Transport

## 6 Love Lane, Brightlingsea, Colchester, Essex. CO7 0QQ.

A rare opportunity to purchase this detached family home that has been occupied by the same family for 40 years. Positioned within the desirable road of Love Lane is this spacious three-bedroom house that has been extended by the current owners. Highlights also include oak solid doors throughout, extended kitchen/snug with breakfast island and bi-folding doors, a further two reception rooms, utility, and private garden along with ample off road parking and garage. Located in the popular town of Brightlingsea, offering access to the towns local shops, pubs, marina, and walking distance to the local schools. As well as proximity to nearby villages with local train stations, a commuter would never be more than a ten minute drive/bus ride from one. Early viewing is highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, radiator, storage cupboard, stairs to first floor.

### Playroom/ Office



11' 1" x 8' 0" (3.38m x 2.44m) Double glazed window to front, radiator.

### Living Room/Dining Room



26' 9" x 13' 1" (8.15m x 3.99m) Double glazed bay window to front, two radiators, inset spot lights, open plan living.

### Kitchen/Snug



24' 9" x 18' 2" (7.54m x 5.54m) Velux windows, bifold doors to rear, tiled floor, modern gloss fitted kitchen including a range of wall and base units, quartz worktops, island with breakfast bar, integrated Neff gas hob, downdraft extractor, fridge, freezer, dishwasher, inset sink, open plan onto the snug.

### Utility Room



9' 0" x 7' 11" (2.74m x 2.41m) UPVC door to side, tiled floor, inset spot lights, range of wall and base units, laminate worktop, space for washing machine and tumble dryer.

### WC

Double glazed obscure window to rear, tiled floor, part tiled walls, low level WC, vanity sink.

## First Floor

### Landing

Doors leading to:

# Property Details.

## Bedroom One



20' 1" x 12' 11" (6.12m x 3.94m) Double glazed window to front, radiator, storage cupboard, fitted wardrobes.

## Bedroom Two



12' 2" x 9' 3" (3.71m x 2.82m) Double glazed window to front, radiator.

## Bedroom Three

10' 8" x 10' 6" (3.25m x 3.20m) Double glazed window to rear, radiator.

## Family Bathroom



Double glazed obscure window to rear, tiled floor and walls, free standing bath, WC, shower encloser and vanity sink.

## Outside

### Rear Garden



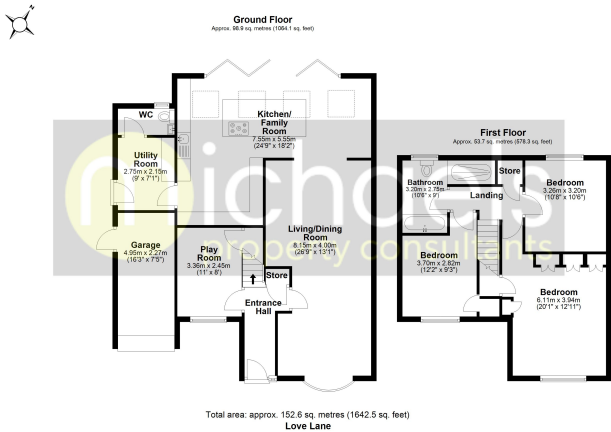
Mainly laid to lawn, with patio area, side access, garden shed and retained by fencing.

### Off Road Parking & Garage

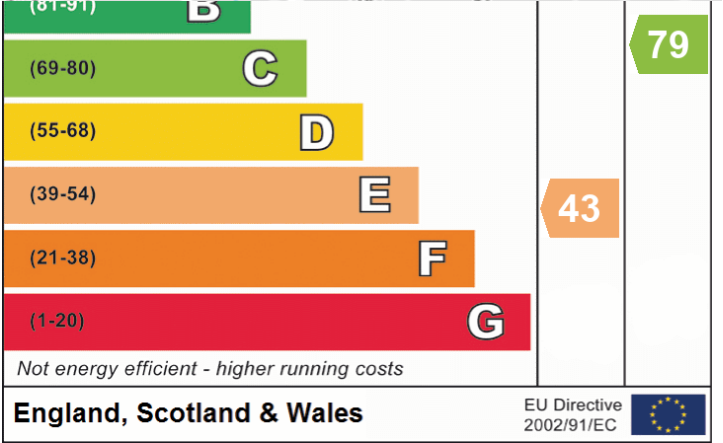
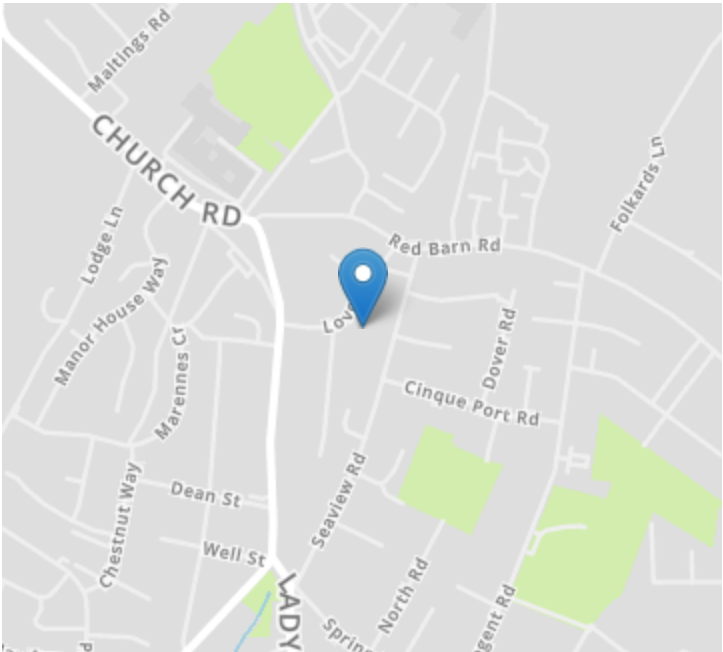
Ample off road parking via the driveway, leading to the garage with power and up & over door.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.