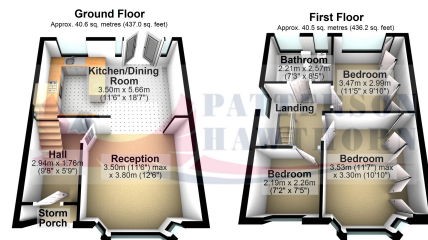



Total area: approx. 81.1 sq. metres (873.2 sq. feet)



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

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.

Lambs Lane North, Rainham

£475,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EPC RATING D & COUNCIL TAX BAND D
- VERY HIGH SPECIFICATION & IMMACULATELY PRESENTED
- QUALITY FEATURE TRAY CEILINGS WITH SPOTLIGHTS
- KARNDAN LUXURY VINYL FLOORING
- MODERN, CONTEMPORARY FITTED KITCHEN
- FOUR PIECE FAMILY BATHROOM
- LANDSCAPED REAR GARDEN & 11' WIDE SIDE PLOT
- 18' x 8' DETACHED BRICK OUTBUILDING





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Motion detector inset spotlights to ceiling, radiator, obscure double glazed windows to front, understairs storage cupboard, Karndean flooring, stairs to first floor.

Reception Room

3.8m x 3.5m max (12' 6" x 11' 6"). Double glazed bay windows to front, feature tray ceiling with perimeter inset spotlights, radiator, built-in media wall, Karndean flooring.

Kitchen / Diner

5.66m x 3.5m (18' 7" x 11' 6"). Double glazed windows to rear, feature tray ceiling, inset spotlights to ceiling, a range of integrated handled matching wall and base units, white laminate worksurfaces, inset sink and drainer with extendable tap, integrated oven, integrated microwave, four ring induction hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, radiator, uPVC framed double glazed French doors to rear opening to rear garden, Karndean flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, obscure double glazed windows to side, fitted carpet.



Bedroom One

3.53m max x 3.3m (11' 7" x 10' 10"). Double glazed bay windows to front, inset spotlights to ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom Two

3.47m x 2.99m (11' 5" x 9' 10"). Double glazed windows to rear, inset spotlights to ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom Three

2.26m x 2.19m (7' 5" x 7' 2"). Double glazed windows to front, inset spotlights to ceiling, radiator, fitted carpet.



Bathroom

2.57m x 2.21m (8' 5" x 7' 3"). Obscure double glazed windows to rear, inset spotlights to ceiling, tiled bath, low-level flush WC, hand wash basin set on a woodgrain effect laminate worksurface over a range of base units, shower cubicle, modern vertical radiator, tiled walls, laminate flooring.

EXTERIOR

Rear Garden and Side Plot

Approximately 48' x 29' Plus additional side plot measuring approximately 11' wide (Max). Part paved and part laid to artificial grass, access to front via timber gate.



Detached Brick Outbuilding

5.6m x 2.56m (18' 4" x 8' 5") Inset spotlights to the ceiling, power and lighting, insulation, carpet tiled flooring, uPVC double glazed single door to front, uPVC framed double glazed double doors to side.

Front Exterior

Fully paved giving off street parking for two cars, parking security posts.

