



- An Extended And Tastefully Refurbished Home
- Three Generous Bedrooms
- Large Four Piece Family Bathroom With Roll Top Bath Tub
- Open Plan Lounge/Diner/Kitchen Area With Log Burner
- Generous Conservatory With Access To The Rear Garden
- Downstairs Cloakroom
- Approx 100 Metre Rear Garden
- Chain Free

## 26 Fingringhoe Road, Langenhoe, Colchester, Essex. CO5 7LB.

A rare opportunity to acquire this chain free, heavily extended and much improved three bedroom family home, located in the ever popular village of Langenhoe. The village of Langenhoe offers picturesque countryside walks, as well as being within close proximity of Mersea Island which offers a wide variety of water sports as well as an array of highly popular local pubs, restaurants and the beach front. A short drive away is also Colchester Town Centre. Having been extended by the current owners this fabulous home now offers an abundance of space with a beautiful open plan living space on the ground floor. The property begins with an entrance hall which has access to both the kitchen and living area.



# Property Details.

## Ground Floor

### Entrance Hall

With Karndean flooring, stairs rising to first floor, doors to;

### Kitchen



13' 6" x 7' 8" (4.11m x 2.34m) With UPVC double glazed window to side, radiator, large larder cupboard housing combi boiler, a fitted kitchen consisting of a range of matching eye level and base units with drawers and Silestone worktops and upstands over, integrated dishwasher, space for fridge/freezer, NEFF double oven and gas hob, LED spotlights, open to.

### Open Plan Living/Dining Area



28' 10" x 21' 2" (8.79m x 6.45m) A large open plan 'L' shape room offering an excellent entertaining space with UPVC double glazed window to front and rear, two radiators, Karndean flooring, feature multi fuel burner, understairs storage cupboard, LED spotlights, doors to;

### Lobby

With UPVC window to rear, coats area, doors to.

### WC

With UPVC window to side, Karndean floor, wash hand basin, close coupled WC.

### Conservatory



19' 3" x 12' 8" (5.87m x 3.86m) A generous sized conservatory of UPVC construction with two radiators and French doors to garden.

## First Floor

### Landing

With doors to;

### Bedroom One



13' 4" x 11' 5" (4.06m x 3.48m) With large feature window to rear enjoying views of the garden, radiator, Karndean flooring, fitted wardrobes.

# Property Details.

## Bedroom Two



14' 3" x 7' 10" (4.34m x 2.39m) With two UPVC double glazed window to front, radiator, built in cupboard.

## Bedroom Three



8' 2" x 8' 1" (2.49m x 2.46m) With UPVC double glazed window to rear, radiator.

## Four Piece Family Bathroom



16' 5" x 7' 11" (5.00m x 2.41m) With UPVC double glazed window to front and side, stripped wood flooring, heated towel rail, Savoy heritage wash hand basin, free standing roll top bath tub, double shower cubicle, LED spotlights.

## Outside

### Rear Garden



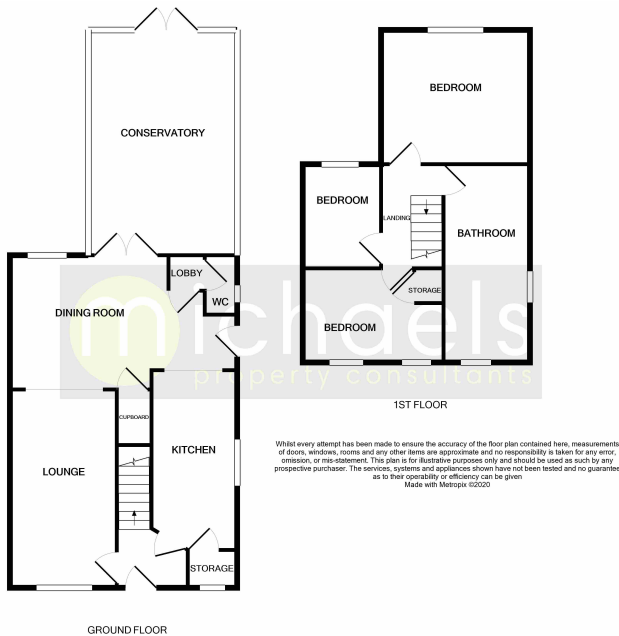
Outside, the rear garden is currently being landscaped by the owner and will be completed by the time any prospective purchaser completes on the purchase. The substantial rear garden will offer a stunning patio area with a pathway leading to the rear of the garden where a summer house can be found. An ideal space for a home office or studio. The rear garden also has side access and is enclosed by panel fencing.

### Front Of The Property

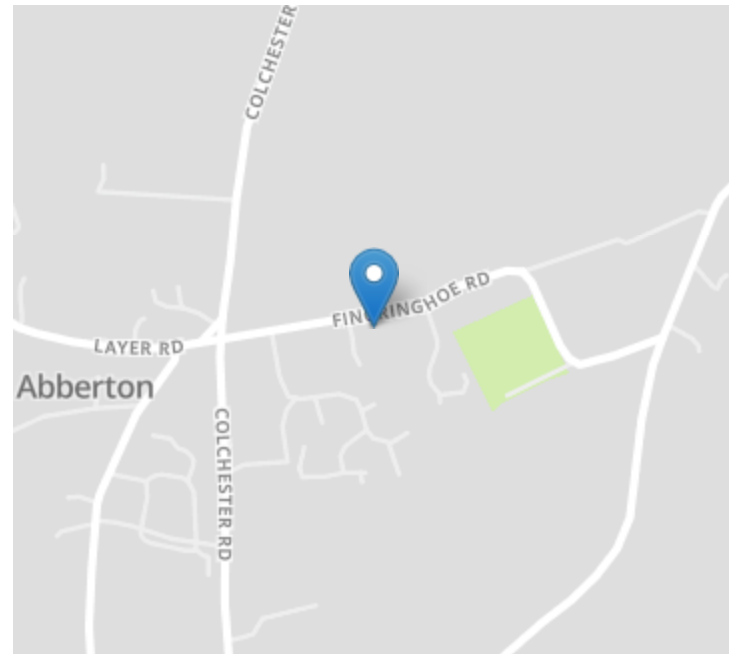
To the front of the property there is a large block paved driveway which provides ample parking with an electric car charging point.

# Property Details.

## Floorplans



## Location



## Energy Ratings

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.