

FOR SALE

£315,000 Freehold



## 26 Lumber Leys, FRINTON HOMELANDS. CO14 8SS

- Detached Bungalow
- Frinton Homelands
- Cul-de-Sac Location
- Two Double Bedrooms
- Conservatory
- Driveway & Garage
- Front & Rear Gardens
- Close To Many Local Amenities



## PROPERTY DESCRIPTION

Positioned in a quite Cul-De-Sac in the heart of the popular FRINTON HOMELANDS area, My Moving Places have the pleasure in offering For Sale this Two Double Bedroom Detached Bungalow. This bungalow is centrally located with the Tringle Shopping Centre, Aldi, M&S and Beach all nearby with the choice of Frinton or Walton High Streets also nearby. Internally you step into a Bright & Wide Entrance Hall with Storage Cupboards and access to both Bedrooms, Modern Bathroom and the Lounge. The Lounge, L-Shaped gives way to the Kitchen and a Good Sized Conservatory to the Rear. Externally the bungalow boasts a Long Driveway leading to a Garage and both Front & Rear Gardens both of which well maintained and well stocked. In our opinion a viewing is essential to fully appreciate the central yet quiet location of this well presented bungalow.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Entrance Hall

Obscured double glazed entrance door to front aspect, laminate flooring, cupboard housing floor standing boiler (not tested), built in airing cupboard housing immersion heater (not tested), built in storage cupboard, radiator.

#### Lounge/Diner

19' 5" narrowing to 10'11" x 16' 7" narrowing to 8'4" (5.92m x 5.05m) Double glazed patio doors to Conservatory, double glazed window to front, laminate flooring, two radiators.

#### Kitchen

8' 1" x 7' 10" (2.46m x 2.39m) Range of fitted base, drawer and matching eye level units, roll edge work surfaces inset stainless steel single bowl sink and drainer. Built in oven and electric with extractor hood over, space for fridge/freezer, space and plumbing for washing machine. Double glazed window to rear, obscured double glazed door to garden, tiled flooring, part tiled walls.

#### Conservatory

10' 6" x 7' 8" (3.20m x 2.34m) Double glazed patio doors to garden, double glazed windows to rear and side aspects, laminate floor, radiator.

#### Bedroom One

12' 5" x 10' (3.78m x 3.05m) Double glazed window to rear, laminate flooring, coved ceiling, radiator.

#### Bedroom Two

11' x 9' 10" (3.35m x 3.00m) Double glazed window to front, laminate flooring, coved ceiling, radiator.

#### Bathroom

Modern white suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment over (not tested). Obscured double glazed window to rear, tiled flooring, fully tiled walls, loft access, heated towel rail.

### EXTERIOR

#### Garden

Open plan garden, laid to lawn with flower and shrub borders and beds, driveway leading to garage providing off road parking, gated to rear.

To the Rear: A good size well maintained garden, laid to lawn with flower and shrub borders and beds, paved patio area, panel fencing, timber shed, access to garage, gated access to front.

#### Garage

Fitted with an up and over door, power and light connected (not tested). double glazed window to side, double glazed courtesy door to garden.



# FLOORPLAN & EPC



## ACCOMMODATION



LUMBER LEYS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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