

Lakefields Close

Rainham

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Rainham
£600,000
Freehold

• THREE BEDROOM DETACHED FAMILY HOME
• SITUATED ON THE FAVOURED UPMINSTER ROAD NORTH AREA OF RAINHAM
• RECENTLY RE-FURBISHED TO A METICULOUS STANDARD
• BOASTING 1,321 SQ.FT. OF LIVING ACCOMMODATION
• UNDER FLOOR HEATING TO BOTH SHOWER ROOMS
• AIR CONDITIONING/HEATING THROUGHOUT
• 16' FITTED KITCHEN WITH INTEGRATED APPLIANCES
• 20' LOUNGE/DINER
• PRINCIPAL BEDROOM WITH WALK-IN WARDROBE & EN-SUITE
• FEATURE LED LIGHTING THROUGHOUT
• AIR SOURCE HEAT PUMP
• 35' LOW MAINTENANCE NORTH WESTERLY FACING REAR GARDEN
• OFF STREET PARKING
• CONVENIENT FOR PARSONAGE FARM PRIMARY SCHOOL, THE HARRIS ACADEMY & RAINHAM C2C STATION PROVIDING EASY ACCESS TO LONDON FENCHURCH STREET
• COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Double glazed window to flank, stairs to first floor with under stairs storage cupboard, smooth ceiling, doors to accommodation.

BEDROOM TWO :
11'8 x 11'1.
Double glazed window to front with fitted shutter blinds, fitted wardrobe, smooth ceiling.

BEDROOM THREE :
10'11 x 9'11.
Double glazed window to front with fitted shutter blinds, smooth ceiling.



GROUND FLOOR SHOWER ROOM/WC :
6'10 x 6'2.
Suite comprising: shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Heated chrome towel rail, tiled flooring with under floor heating, complementary tiling to walls, smooth ceiling, extractor fan.

KITCHEN :
16'3 x 15'5.
Range of base level units with Quartz work surfaces over and matching upstands, range of matching eye level cupboards and full height units, Parquet style flooring, smooth ceiling.
Centre island/breakfast bar housing: range of base level units with Quartz work surface over, inset sink unit with boiling water tap, inset induction hob with downdraft extractor.
Further appliances include: two integrated eye level ovens, integrated fridge/freezer, integrated dishwasher, warming drawer.
Open plan to:

LOUNGE/DINER :
20'9 x 11'2.
Double glazed bi-fold doors to rear, storage cupboard, Parquet style flooring, feature media wall with inset fire, smooth ceiling.













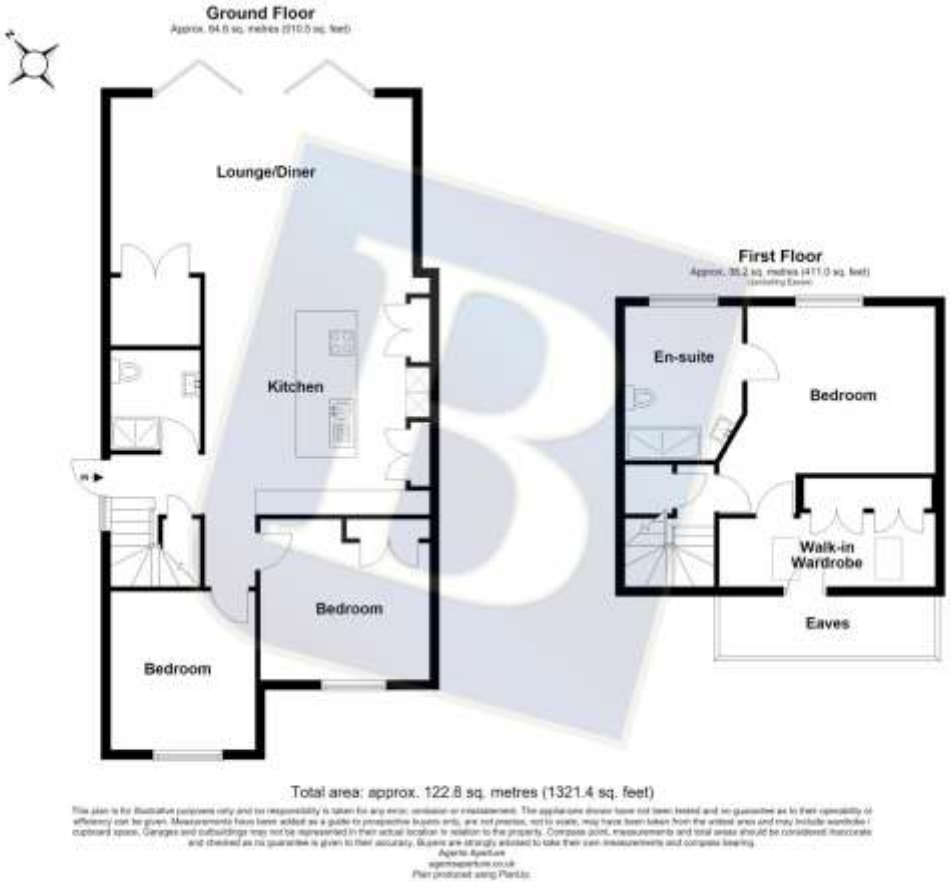
FIRST FLOOR LANDING :
Storage cupboard, smooth ceiling, door to:

PRINCIPAL SUITE :
BEDROOM:
14'10 x 13'8.
Double glazed window to rear with fitted shutter blinds, smooth ceiling, doors to:
WALK-IN WARDROBE:
14'10 x 7'5 max.
Two double glazed Velux windows to front, range of fitted wardrobes and drawers, access to eaves storage, smooth ceiling.
EN-SUITE:
10'7 x 7'5.
Obscure double glazed window to rear. Suite comprising: walk-in shower cubicle with rain style shower head over and separate hand shower attachment, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Heated chrome towel rail, tiled flooring, complementary tiling to walls, smooth ceiling.

LOW MAINTENANCE REAR GARDEN :
35' approx.
Commencing tiled paved patio area with further tiled paved areas to side and rear, remainder laid to artificial lawn, double gated side access.

FRONT OF PROPERTY :
Block paved providing off street parking, gated side access.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk//bip-docs?appuid=8607571066a733833e2aa68091827959





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