



## Leighville Grove, Leigh-On-Sea £450,000

*Turner Sales and pleased to showcase this three bedroom family home situated in Leighville Grove which is only a few minutes from Leigh Broadway, Mainline Station and Sea front. Internally the property offers a lounge with separate dining room, kitchen, utility room and bathroom to ground floor and three spacious bedrooms to the first floor. The rear garden is west backing. To book a viewing please call 01702 710 555.*

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01702 710555**



# Turner

Utility Room 5'10 x 4'8 (1.78m x 1.42m)  
Space and plumbing for appliances, double glazed window to rear and laminate flooring.

First Floor Landing  
Carpet laid to floor and doors to accommodation.

Primary Bedroom 18'8 x 8'9 (5.69m x 2.67m)  
The main bedroom offers plenty of light with double glazed windows to side and rear, the ceiling is plastered, there is a wall mounted radiator and laminate flooring.

Second Bedroom 13'0 x 12'0 (3.96m x 3.66m)  
Smooth plastered ceiling, double glazed windows to front, wall mounted radiator, laminate flooring.

Third Bedroom 9'9 x 8'7 (2.97m x 2.62m)  
Double glazed window to rear, wall mounted radiator, laminate flooring.

Rear Garden  
Commencing with a raised decking area with remainder laid to lawn, shed is to remain.

Front Garden  
Low level brick built wall, tiled pathway leading to front door, shrubbery.



## Main Features

- Three Bedrooms
- Three Piece Bathroom
- West Backing Garden
- Double Glazing And Gas Central Heating
- Situated In A Very Popular Location

Entrance  
Via double glazed door to front leading to...

Dining Room 13'0 x 11'9 (3.96m x 3.58m)  
The front door leads into the main room which is currently being used as a dining room. There is a double glazed bay window to front, cornice coving to ceiling, dado rail, feature fireplace, wall mounted radiator, stairs leading to first floor, wood effect flooring, leading through to...

Lounge 13'0 x 11'9 (3.96m x 3.58m)  
Either of the two rooms can be used for lounge or dining room, there is a double glazed window to rear, wall mounted radiator, cornice coving to ceiling, dado rail, feature fireplace with log burner, wood effect flooring and door leading to...

Kitchen 11'10 x 8'9 (3.61m x 2.67m)  
Fitted with a range of wall and base units with complementary laminate work surface and inset sink with mixer tap. There is space for appliances such as 'Range Style' cooker with extractor over and under counter fridge/freezer. The ceiling has a smooth finish with cornice coving, there is a hallway to a double glazed door leading to rear garden and wooden flooring. There is a door from the hallway to...

Bathroom  
Fitted with a three piece suite comprising panelled bath with hand held shower attachment, wash hand basin and low level w/c. The walls are partially tiled with fixed heated towel rail and laminate flooring.



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