



**148 Lyington Avenue, Leigh-on-Sea, SS9 2AN**  
Offers In Region Of £650,000



This property offers spacious living with beautifully designed interiors, ample outdoor space, and nearby amenities, making it ideal for families and professionals seeking a comfortable lifestyle. Don't miss the chance to make this delightful house your new home.



Inside, a bright lounge leads to a well-designed kitchen/diner area, perfect for family gatherings. The first floor has three bedrooms and a modern family shower room, while the second floor boasts a stylish master bedroom with a modern three-piece bathroom. Bi-folding doors open from the open-plan kitchen/living space to the landscaped rear garden.

- FOUR DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- OPEN PLAN LIVING
- TWO MODERN BATHROOMS
- LOCATED IN THE HEART OF LEIGH-ON-SEA
- DOWNSTAIRS W/C
- BEAUTIFUL LANDSCAPED REAR GARDEN
- OFF STREET PARKING

%epcGraph\_c\_1\_500%



This property offers spacious living with beautifully designed interiors, ample outdoor space, and nearby amenities, making it ideal for families and professionals seeking a comfortable lifestyle. Don't miss the chance to make this delightful house your new home.

Inside, a bright lounge leads to a well-designed kitchen/diner area, perfect for family gatherings. The first floor has three bedrooms and a modern family shower room, while the second floor boasts a stylish master bedroom with a modern three-piece bathroom. Bi-folding doors open from the open-plan kitchen/living space to the landscaped rear garden.

**ENTRANCE HALL** 5' 0" x 15' 6" (1.52m x 4.72m)  
Welcoming entrance hallway featuring a security system panel, carpeted floor, and pendant lighting. Doors lead to the lounge, downstairs W/C, and family room. Stairs ascend to the first floor with two storage cupboards underneath. Includes radiator, skirting, and cornicing.

**LOUNGE** 12' 0" x 14' 1" (3.66m x 4.29m)  
A spacious lounge with a double glazed bay window overlooking the front aspect. Features a wood burner with shelving for wood storage and decoration. Includes pendant and wall lighting, radiator, carpeted floor, skirting, and cornicing.

**DOWNSTAIRS W/C** 6' 11" x 2' 7" (2.11m x 0.79m)  
Downstairs w/c comprising of toilet and sink. Tile floor, painted walls and extractor.

**FAMILY ROOM** 13' 2" x 10' 8" (4.01m x 3.25m)  
Contemporary family room/snug with wood effect flooring. Upright radiator, pendant lighting, skirting, cornicing.

**UTILITY ROOM** 7' 10" x 6' 11" (2.39m x 2.11m)  
Functional utility room with ample storage and wood effect flooring. Spotlight and under cupboard lighting, utility sink, radiator/towel rail. LG washing machine can be included upon request.

**KITCHEN/DINER** 17' 8" x 15' 3" (5.38m x 4.65m)  
Bright and airy kitchen diner with wood effect floor, 4 x skylights with electric blinds, large kitchen island (with storage, sink (with drainer) and Beko dishwasher), bi-folding doors leading to garden. Smeg range cooker oven with extractor. Space for large American style fridge freezer. Upright radiator and spotlight lighting.

**LANDING** - Carpeted landing with doors to bedroom two, three and four and shower room. Stairs to second floor. Skirting and spotlight lighting.

**SHOWER ROOM** 5' 09" x 5' 0" (1.75m x 1.52m)  
Modern three-piece shower room with tiled floor and walls, obscured double glazed window overlooking the front aspect, and downlighting.

**BEDROOM ONE** 12' 6" x 11' 9" (3.81m x 3.58m)  
Large double bedroom with carpet flooring and Juliette balcony to rear aspect. Door to dressing room and open en-suite. Pendant lighting, skirting and upright radiator.

**BEDROOM TWO** 13' 10" x 12' 9" (4.22m x 3.89m)  
Large double bedroom with double glazed bay window and wood effect flooring. Pendant lighting, radiator, electric heater and skirting.

**BEDROOM THREE** 13' 1" x 10' 7" (3.99m x 3.23m)  
Large double bedroom with wood effect flooring and double glazed window to rear aspect. Pendant lighting, radiator and skirting.

**BEDROOM FOUR** 10' 5" x 6' 11" (3.18m x 2.11m)  
Double bedroom with wood effect flooring and double glazed window to rear aspect. Pendant lighting, radiator, skirting and cornicing.

**ENSUITE** 12' 8" x 6' 9" (3.86m x 2.06m)  
Open en-suite to bedroom one with large bath, toilet, sink and extractor. Tiled flooring and tiled walls. Spotlight lighting and Velux window to front aspect. Access to eaves storage space.

**DRESSING ROOM** 8' 8" x 4' 9" (2.64m x 1.45m)  
Separate dressing room with carpeted flooring, pendant light and double glazed window to rear aspect.

**PARKING** - Off street parking with electric car charging point.

**GARDEN** - Well maintained and mature garden with flower bed borders, mature Silver Birch trees. Bi-fold doors leading to large decking area, with stairs leading down to artificial grass lawn and rear patio.