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## THE SPARLINGS, FRINTON-ON-SEA, CO13 0HD

PRICE £310,000

Located in a cul-de-sac in the sought after village of Kirby-Le-Soken, this extended property affords a South West facing garden with field views to rear. The accommodation offers integral garage, kitchen, two reception rooms plus conservatory and ground floor shower room with three bedrooms a bathroom and separate WC to the first floor.

- Three Bedrooms
- Extended
- Garage & Driveway
- Lower Kirby
- Bath & Shower Rooms
- South West Facing Garden
- Field Views
- EPC E



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**ENTRANCE PORCH**

**ENTRANCE HALL**

**KITCHEN**

11'2 x 8' (3.40m x 2.44m)



**LOUNGE**

15' x 11'5 (4.57m x 3.48m)



**DINING ROOM**

11'5 x 8' (3.48m x 2.44m)



**CONSERVATORY**

13'8 x 10' (4.17m x 3.05m)



**SHOWER ROOM**

10' x 6' (3.05m x 1.83m)



## FIRST FLOOR

### LANDING

### BEDROOM ONE

15'6 x 12' max (4.72m x 3.66m max)



### BEDROOM THREE

9'8 x 8' (2.95m x 2.44m)



### BEDROOM TWO

12' x 11' (3.66m x 3.35m)

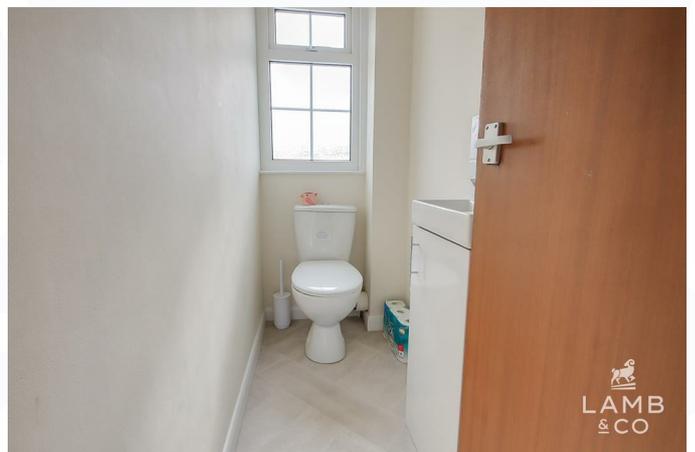


### BATHROOM

7' x 6' (2.13m x 1.83m)



### WC



## OUTSIDE

### FRONT



### GARAGE

### REAR



### VIEW



## MATERIAL INFO

Council Tax Band: C

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Superfast (up to 80mbps)

Mobile Coverage:

O2 - Good outdoor and in home

EE - Good outdoor and in home

Three - Good outdoor and in home

Vodafone - Good outdoor and variable in home

Construction: Cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: None

Seller's Position: Purchasing onwards

Garden Facing: South West

Non-Standard Features to note: None

## AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

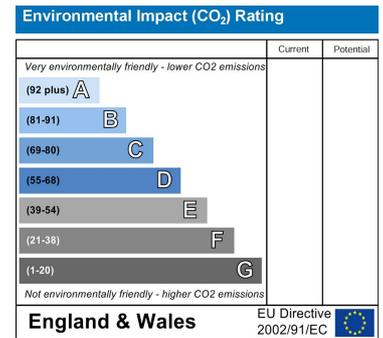
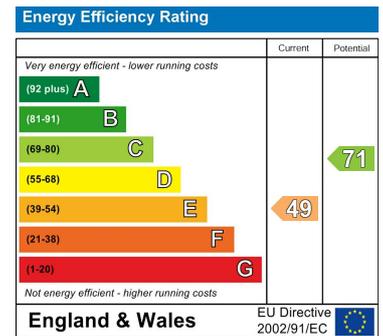
## ANTI MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Map

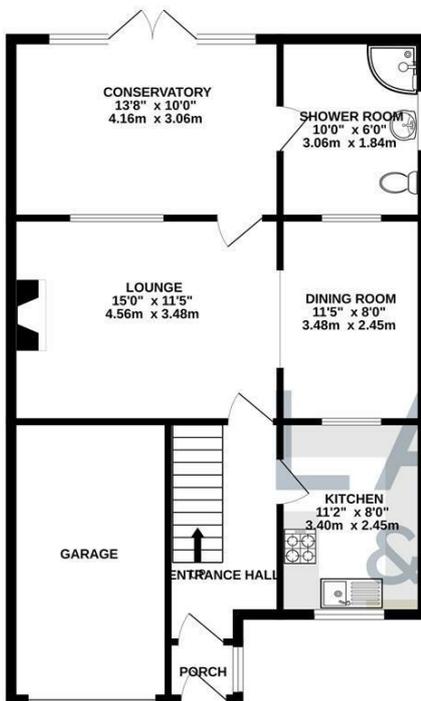


## EPC Graphs



## Floorplan

GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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