



LAMB & CO

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Inspired by property, driven by passion.



## CROW LANE, TENDRING, CO16 9AW

GUIDE PRICE £875,000

\*\* GUIDE PRICE £875,000 - £900,000 \*\* Welcome to 'Lazylands', an exceptional country residence located on the edge of the sought after village of Tendring and boasting stunning grounds of approximately 1.7 acres. The expansive gardens include a tennis court, double & single garages, multiple storage buildings, concrete bunker and a Nissen Hut which has been converted into a home office. The property comprises; generous sitting room, dining/family room, kitchen/breakfast room, study and a WC to the ground floor. The first floor presents five bedrooms with ample storage, en-suite to master and a family bathroom.

- Five Bedrooms
- Approx. 1.7 Acres Of Pristine Gardens
- Tennis Court
- 2,877 Sq Ft Plus Outbuildings
- Double & Single Garage
- Immaculately Presented
- Open Field Views
- Sought After Tendring Village Location
- EPC TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALL**



**LIVING ROOM**

26'8 x 17'5 (8.13m x 5.31m)

**FAMILY ROOM**

12'6 x 11'11 (3.81m x 3.63m)

**DINING ROOM**

13'3 x 12'6 (4.04m x 3.81m)

**STUDY**

13'3 x 10'11 (4.04m x 3.33m)

**WC**

**KITCHEN/BREAKFAST ROOM**

22'7 x 14'8 (6.88m x 4.47m)



**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

16'11 x 12'9 (5.16m x 3.89m)

**EN-SUITE**

**BEDROOM TWO**

18' x 14'9 (5.49m x 4.50m)

**BEDROOM THREE**

13'5 x 13'1 (4.09m x 3.99m)

**BEDROOM FOUR**

12'10 x 9'1 (3.91m x 2.77m)

**BEDROOM FIVE**

10'3 x 10'2 (3.12m x 3.10m)

**BATHROOM**

**OUTSIDE**

**FRONT**

**REAR**

**AERIAL**

**TENNIS COURT**

**NISSEN HUT**

34' x 11'6 (10.36m x 3.51m)

**OFFICE**

**DOUBLE GARAGE**

18'8 x 15'8 (5.69m x 4.78m)

**SINGLE GARAGE**

19'2 x 10'11 (5.84m x 3.33m)

**Additional Information**

Council Tax Band: G

Heating: Gas Central Heating

Seller's Position: To Find

Garden Facing: South/West

Drainage: Septic Tank

**Agents Note Sales**

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.

### **Agents Note Sales**

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## Map

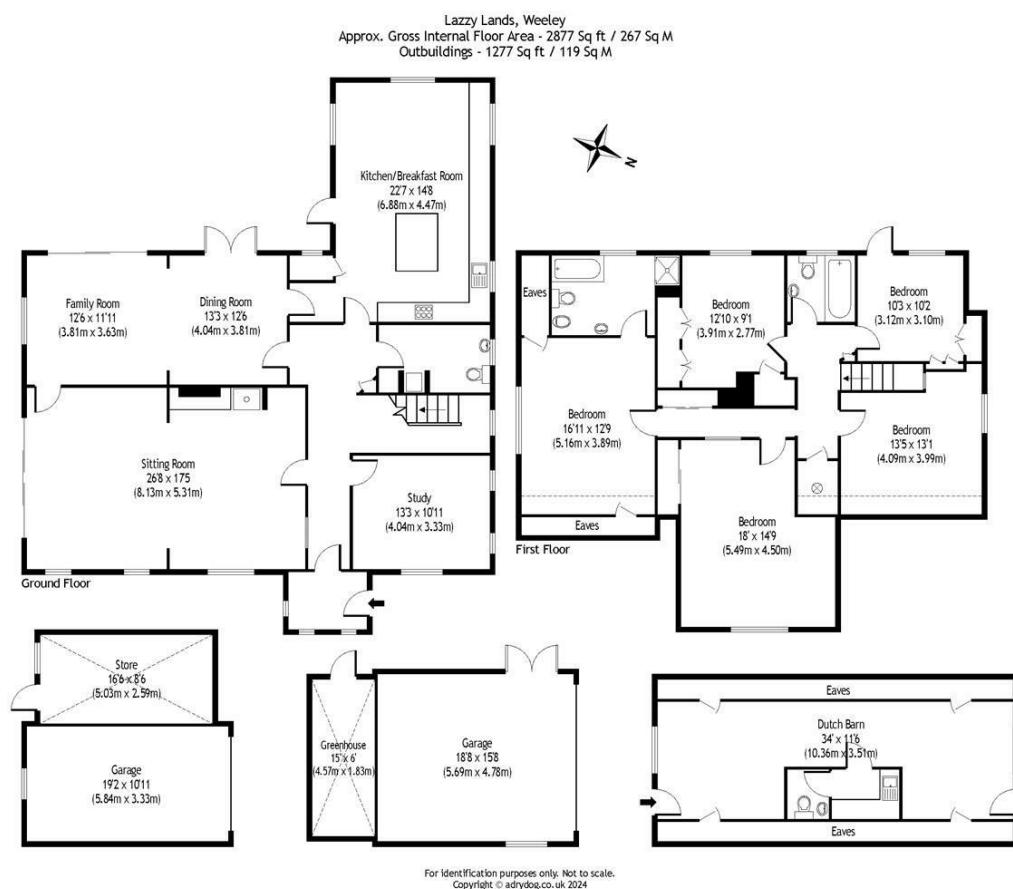


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.