



## 47 Lingley Drive

, Wainscott, ME2 4ND

**Price Guide £425,000**



Located in one of the most popular areas just off Hollywood Lane is this beautiful 3 bedroom semi detached house with a drive to the front. The home is neutrally decorated and offers a convenient entrance porch with access to the first floor and the light and spacious lounge. The lounge has double doors to the conservatory, which is currently used as a dining area with a breakfast bar open to the fitted kitchen and offers great use of this space. The perfect feature of the conservatory is the direct access to the large flat rear garden. There is also a covered lean-to to the side providing side access to the rear from the front and extra storage space. The 3 bedrooms and family bathroom are located on the first floor. The garden offers a patio area and a large lawn area. This is an ideal garden for entertaining family and friends. Council tax band D.



- entrance porch
- Lounge
- Kitchen
- Conservatory
- stairs and landing
- Bathroom
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Garden
- Drive

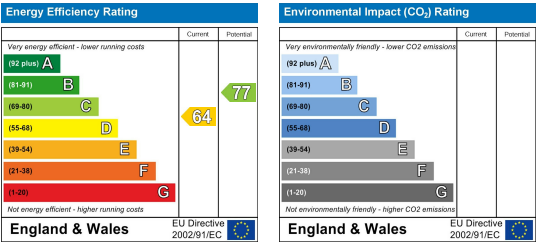
## Area Map



## Floor Plans



## Energy Efficiency Graph



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