



## 45 Lingley Drive

Wainscott ME2 4ND

**Offers Around £400,000**



GUIDE PRICE £400,000 - £425,000 - Nestled on the charming Lingley Drive in Wainscott, this stunning three-bedroom semi-detached house, built in the 1930s, offers a delightful blend of modern living and classic style. Spanning an impressive 969 square feet, the property features a spacious lounge/diner, perfect for family gatherings and entertaining guests. The fitted kitchen is both functional and inviting, leading seamlessly into a lovely conservatory that bathes the space in natural light.

The property boasts a generous back garden, complete with a patio area and a well-maintained lawn, providing an ideal setting for outdoor relaxation and play. A hot tub is included, offering a luxurious touch for unwinding after a long day. The driveway accommodates parking for up to three cars, ensuring convenience for family and visitors alike.

On the first floor, you will find a modern family bathroom, thoughtfully designed to meet the needs of contemporary living. The home is situated within close proximity to highly regarded schools, including Hilltop and Wainscott, as well as the new Maritime Academy, making it an excellent choice for families.

With an Energy Performance Certificate rating of C and a council tax band of D, this property is not only appealing but also efficient. This charming home is a perfect opportunity for those seeking a blend of comfort, style, and practicality in a sought-after location. Do not miss the chance to make this delightful house your new home.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>®</sup>**

1070.58 ft<sup>2</sup>  
99.46 m<sup>2</sup>

**Reduced headroom**

2.33 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

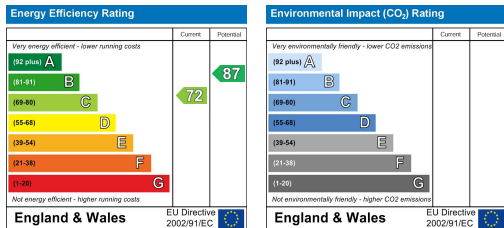
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

## Energy Efficiency Graph



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