



**sears**  
property, clear & simple

3 Bedroom Terrace  
Lemington Grove, Bracknell  
Berkshire, RG12 7JE  
Price £350,000  
Freehold



*scan to view full details*



**\*\* A WELL PRESENTED HOME WITH DRIVEWAY PARKING \*\*** Set in the popular Easthampstead area and only moments from local shops and amenities is this spacious and very well presented family home. The property has been greatly improved by the current owners and offers features including:- 12ft living room,

*helping you get a move on!*

## about the property...

**\*\* A WELL PRESENTED HOME WITH DRIVEWAY PARKING \*\*** Set in the popular Easthampstead area and only moments from local shops and amenities is this spacious and very well presented family home. The property has been greatly improved by the current owners and offers features including:- 12ft living room, separate dining room, re-fitted kitchen, downstairs cloakroom, utility room, study area, re-fitted family bathroom, a larger than average sunny aspect rear garden and driveway parking.

### Entrance Hall -

Front elevation double glazed window, doors to living room and WC, stairs to first floor, vinyl flooring, radiator.

### Downstairs Cloakroom -

Low level WC, wall mounted sink with mixer taps over.

### Living Room - 12'8" (3.86m) x 9'10" (3m)

Front elevation double glazed window, TV point, telephone point, radiator.

### Dining Room - 9'4" (2.84m) x 8'9" (2.67m)

Rear elevation double glazed window, laminate flooring, radiator.

### Re-Fitted Kitchen - 9'10" (3m) x 7'8" (2.34m)

Rear elevation double glazed window, door to hallway, a range of eye and base level units with rolled edge work surfaces, one and a half bowl porcelain sink with drainer and mixer tap over, space for dishwasher, integrated oven and hob with extractor hood above, space for fridge/freezer, larder style cupboard, radiator.

### Inner Hallway -

Side elevation double glazed window, study area, doors to utility room, garden and side access.

### Utility Room -

Rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, space for washing machine, space for tumble dryer.

### First Floor Landing -

Doors to all first floor rooms, airing cupboard, separate cupboard with hanging space and shelving.

### Master Bedroom - 12'10" (3.91m) x 9'11" (3.02m)

Front elevation double glazed window, radiator.

### Bedroom Two - 12'10" (3.91m) x 9'9" (2.97m)

Rear elevation double glazed window, cupboard with hanging space and shelving, radiator,

### Bedroom Three - 11'2" (3.4m) x 10'1" (3.07m)

Front elevation double glazed window, cupboard with hanging space, radiator.

### Family Bathroom -

Twin rear elevation double glazed frosted windows, low level WC, panel enclosed bath with mixer tap and shower attachment over, vanity unit with mixer tap over, part tiled walls, heated towel rail.

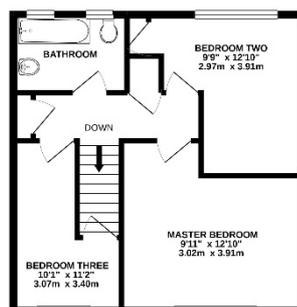
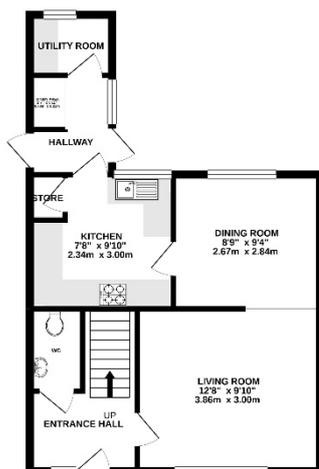
### Outside -

#### To The Front -

Block paved driveway for two vehicles.

#### To The Rear -

A private and enclosed rear garden, mostly laid to synthetic grass with areas laid to decking and patio, flower bed borders and garden shed.



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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