



Kempsters
ESTATE AGENTS

141a Blackshots Lane
Grays RM16 2LH

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Asking price
£725,000

This outstanding four bedroomed detached house is situated in the popular 'Blackshots' area of Grays. The property has been maintained to the highest of standards and offers spacious and well planned accommodation throughout.



- Lounge 20' x 12'5
- Dining/Sitting Room 13'5 x 11'8
- Lovely Fitted Kitchen/Breakfast Room 20'5 x 14'6>9'3
- Utility Room 9'1 x 4'7
- Cinema Room (Formerly The Garage) 14'8 x 7'7
- Ground Floor Shower Room
- Stylish Four Piece Bathroom
- Sunny West Facing Rear Garden Approx 70'
- Off Road Parking For Several Vehicles
- Popular Location Within Walking Distance Of Local Schools



ENTRANCE PORCH

Double glazed window to front, smooth plastered ceiling, tiled floor. Partially opaque double glazed door with opaque double glazed side window leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, two built-in under stairs storage cupboards, further built-in storage cupboard, radiator, power point, laminate floor.

GROUND FLOOR SHOWER ROOM

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, suite comprising vanity unit with inset wash hand basin, low flush toilet and shower cubicle, heated towel rail, tiled walls, tiled floor.

LOUNGE

20' x 12'5 (6.10m x 3.78m)

Double glazed French doors with matching side windows lead to rear garden, smooth plastered ceiling with inset spotlights, feature fireplace with inset fire, radiator, power points, laminate floor.

DINING ROOM

13'5 x 11'8 (4.09m x 3.56m)

Double glazed bay window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

KITCHEN/BREAKFAST ROOM

20'5 x 14'6 reducing to 9'3 (6.22m x 4.42m reducing to 2.82m)

Two double glazed windows and half double glazed door lead to rear garden, smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting granite work surfaces, inset single bowl sink unit, range style cooker with extractor canopy above, integrated microwave, dishwasher, two fridges and wine cooler, granite topped table with corner bench seat, power points, tiled floor.



UTILITY ROOM

Smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting granite work surfaces, inset butler sink, space for washing machine, freezer and tumble dryer, power points, tiled floor.

SITTING/CINEMA ROOM (FORMERLY GARAGE)

14'8 x 7'7 (4.47m x 2.31m)

Door to side into lean to, smooth plastered ceiling with inset spotlights, cupboard housing gas central heating boiler, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Opaque double glazed window to side, smooth plastered ceiling, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

13'1 (into wardrobes) x 12'5 (into bay) (3.99m (into wardrobes) x 3.78m (into bay))

Double glazed bay window to front, coved and smooth plastered ceiling, range of fitted wardrobes and cupboards to one wall, radiator, power points, laminate floor.



BEDROOM TWO

13'6 x 8'3 (4.11m x 2.51m)

Double glazed windows to front and side, smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

BEDROOM THREE

12'8 x 8'3 (3.86m x 2.51m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, laminate floor.

BEDROOM FOUR

9'4 x 7'9 (2.84m x 2.36m)

Currently used as an office. Double glazed window to rear, smooth plastered ceiling with inset spotlights, fitted wardrobe, cupboards and desk unit, radiator, power points, fitted carpet.

BATHROOM

Two opaque double glazed windows to rear, smooth plastered ceiling with inset spotlights, suite comprising freestanding bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, matching range of fitted cupboards, low flush toilet and large walk-in shower cubicle, heated towel rail, tiled walls, tiled floor.

SEPARATE TOILET

Opaque double glazed window to side, coved and smooth plastered ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, radiator, tiled floor.

REAR GARDEN

in excess of 70' (in excess of 21.34m)

Large patio area, neatly laid lawn with mature flower, shrub and conifer borders, summer house and shed, both with power and light, outside lighting, outside power points, outside tap. Door to:

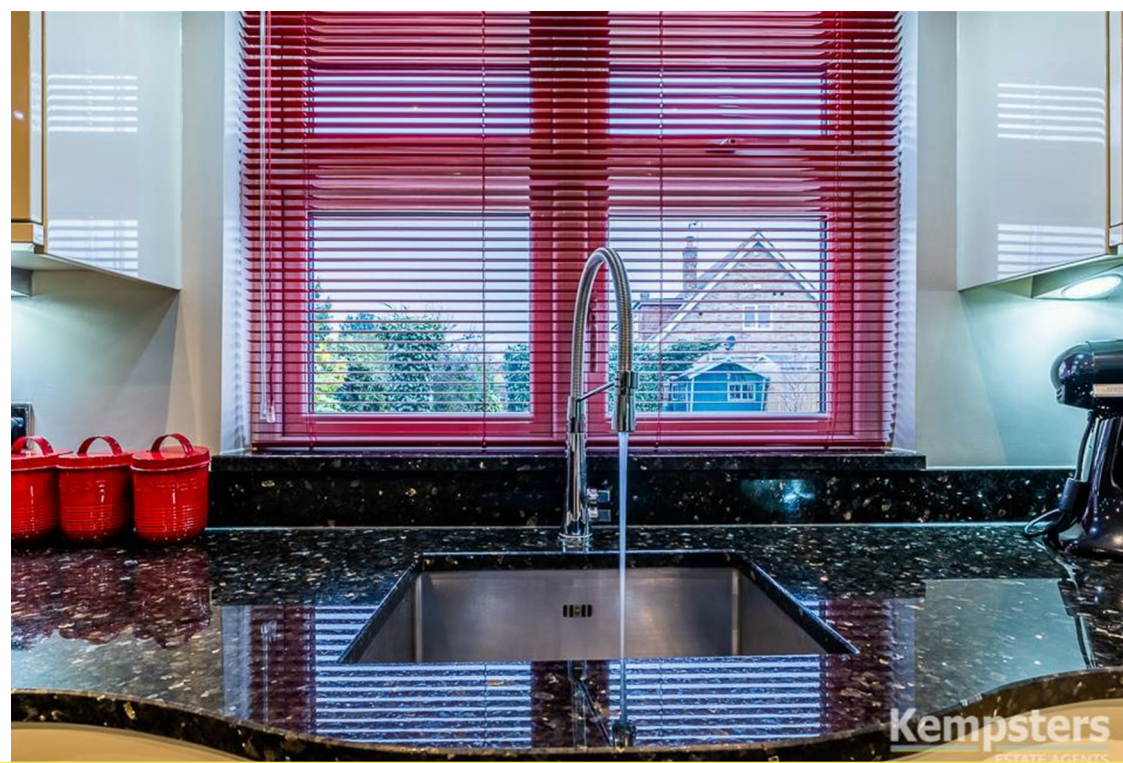
COVERED SIDE ACCESS

Small lean to with light providing side pedestrian access through to:

FRONT GARDEN

Two conifer and shrub beds, outside power points, brick paved driveway providing off road parking for several vehicles.



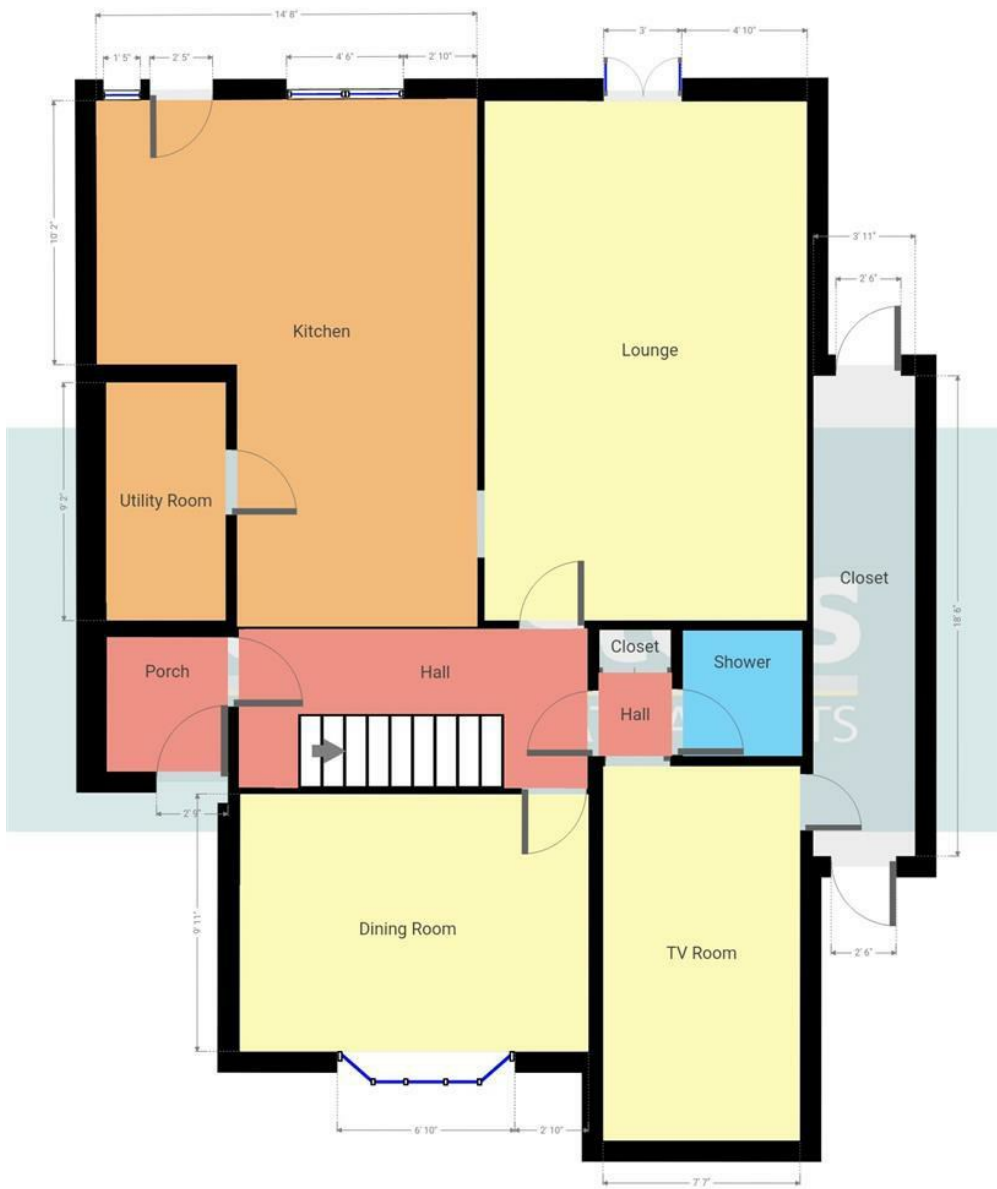




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