



**Kempsters**  
ESTATE AGENTS

Manor Lodge Manor Road  
Dengie Southminster CM0 7UH

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Offers in excess of  
**£635,000**

**This outstanding four bedroomed detached bungalow is situated in a lovely village location and lies on a plot approaching half of an acre. The property offers spacious and well planned accommodation and has been maintained to the highest of standards throughout. Southminster station is just a short drive away offering commuters access to London via Wickford.**



- Lounge 29'5 x 17'6 narrowing to 12'3
- Dining room 18' x 13'9
- Fitted kitchen/breakfast room 20'10 x 15'>10'6
- Utility room 12'6 x 7'8
- Master bedroom with en suite dressing room and bathroom
- Two further guest bathrooms
- Overall plot approaching half of an acre
- Well tended gardens backing on to open farmland
- Garage/barn large enough for caravan/boat
- In-out driveway providing ample off road parking

### ENTRANCE HALLWAY

Coved and smooth plastered ceiling, fitted cloaks cupboard, two radiators, fitted carpet.

### LOUNGE

29'5 x 17'6 narrowing to 12'3 (8.97m x 5.33m narrowing to 3.73m)

Double glazed French doors with matching side windows lead to rear garden, coved and smooth plastered ceiling, feature exposed brick fireplace, further brick fireplace with inset log burner, three radiators, fitted carpet.

### DINING ROOM

18' x 13'9 (5.49m x 4.19m)

Two opaque double glazed windows to side, double glazed French doors lead to rear garden, coved and smooth plastered ceiling, exposed brick chimney breast with display niches, two radiators, fitted carpet.

### FITTED KITCHEN/BREAKFAST ROOM

20'10 x 15' narrowing to 10'6 (6.35m x 4.57m narrowing to 3.20m)

Double glazed windows to front and side, double glazed French doors to side, coved and smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting work surfaces, inset butler sink, range style cooker, integrated dishwasher, space for large fridge/freezer, two radiators, tiled floor.

### UTILITY ROOM

12'6 x 7'8 (3.81m x 2.34m)

Coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, large pantry cupboard, 'Rayburn' boiler/stove serving central heating and offering further cooking potential, partly tiled walls, tiled floor.

### SMALL INNER LOBBY

Partially double glazed door to side, smooth plastered ceiling, tiled floor.

### SHOWER ROOM

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



### BATHROOM

8'5 x 6'1 (2.57m x 1.85m)

Two opaque double glazed windows to front, coved and smooth plastered ceiling with inset spotlights, extractor fan, suite comprising 'jacuzzi style' bath with shower unit above, shower screen, pedestal wash hand basin and low flush wc, range of fitted cupboards, heated towel rail, partly tiled walls, fitted carpet.

### MASTER BEDROOM

11'6 x 11'1 (3.51m x 3.38m)

Double glazed window to side, double glazed French doors lead to rear garden, coved and smooth plastered ceiling,

fitted wardrobe, matching fitted cupboards with inset space for tv, radiator, fitted carpet.

### EN SUITE DRESSING ROOM

7'3 x 6'10 (2.21m x 2.08m)

Coved and smooth plastered ceiling with inset spotlights, extensive range of fitted wardrobes, fitted carpet.

### EN SUITE BATHROOM

9'2 x 9'1 (2.79m x 2.77m)

Coved and smooth plastered ceiling with inset spotlights, suite comprising large corner 'jacuzzi style' bath, vanity unit with twin wash hand basins and large shower cubicle



with jet shower, two heated towel rails, tiled walls, fitted carpet.

#### **EN SUITE WC**

10'5 x 2'10 (3.18m x 0.86m)

Coved and smooth plastered ceiling with inset spotlights, bidet and low flush wc, heated towel rail, fitted carpet.

#### **BEDROOM TWO**

12' x 11'8 (3.66m x 3.56m)

Double glazed windows to front, coved and smooth plastered ceiling, radiator, fitted carpet.

#### **BEDROOM THREE**

12' x 9'2 (3.66m x 2.79m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, fitted carpet.

#### **STUDY/BEDROOM FOUR**

9'6 x 8'4 (2.90m x 2.54m)

Double glazed window to front, coved and smooth plastered ceiling, range of fitted cupboards with matching desk unit, radiator, fitted carpet.

#### **REAR GARDEN**

Overall plot approaching 0.5 acres. Large brick paved patio area, former stable now used as a storage shed, greenhouse, poly tunnel, vegetable plot, neatly laid lawn with mature flower and shrub borders, views over open farmland to rear.

#### **FRONT GARDEN**

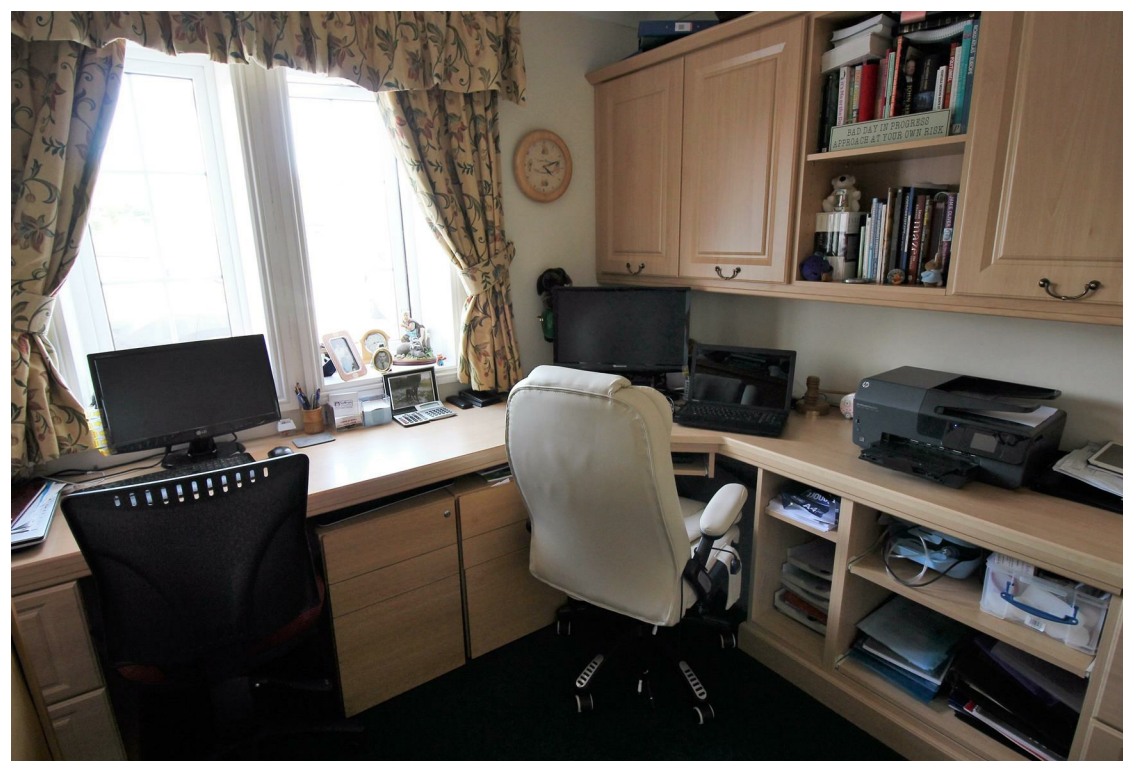
Raised shrub bed, in-out shingle driveway providing off road parking for several vehicles. Driveway at side leads to:

#### **GARAGE/BARN**

30' x 20' (9.14m x 6.10m)

With roller doors at both ends so providing further potential for more parking. Space enough inside to store your caravan/boat over winter. The barn also offers potential as a future annex (subject to usual planning permission).














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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Proposed		Current	Proposed
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-95%) A			(92-95%) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	