



**10 SOUTH LEDGE ROCK ROAD**

10 S LEDGE ROCK RD, EAST LYME, CT 06357

**\$595,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 10 SOUTH LEDGE ROCK ROAD

10 S LEDGE ROCK RD, EAST LYME, CT  
06357

In one of the most established neighborhoods of Niantic sits this expansive 4-5 bedroom, 3 full bathroom Garden Ranch home with over 3000 square foot of living space. Walk in the front door and up the hardwood stairs. In front of you on the outer wall is windows from floor to ceiling overlooking the Koi pond, water fall, fire pit and enormous brick patio for entertaining & grilling. To your left is the living room featuring hardwood floors and a real fireplace and woodstove for those cold winter nights. At the end of the living room there's Lots of natural light with the cathedral ceiling & windows, Go into the open dining room with plenty of room for large family seatings.

**Garage Count: 2 Car Garage,**  
**Fireplace Count: 1 Fireplace,**  
**Sewer: Septic,**  
**Heating - Fuel Type: Oil,**  
**Water: City Water**

**\$595,000**



Then theres the luxurious chefs kitchen with cherry cabinets, beautiful granite counter tops, pull out shelves a built in hutch and breakfast bar. This home features the primary bedroom suite on the main floor with 2 other bedrooms located on this floor all with hardwood floors and cieling fan, Theres tile in the main bath off the hall and tile in the primary suite bath. Go to the lower level and theres a new vinyl plank floor throughout except in the baths that is tile..The lower level has a great room for a play space or another living room, theres also a separate laundry and two more bedrooms. A New Generac House generator will never let you be without power for more than a few seconds. Schedule a showing before its too late.



