

3102 London Lane

Village of Shipman's Landing | Sienna Master Planned Community

Interior: 4421 sq ft | Lot: 9595 sq ft | Year Built: 2010 by Ashton Woods

Interior

- Engineered wood flooring throughout living areas
- Powder bath on first floor
- Hard wired speakers throughout the living area and back patio
- Alarm system owned and hard wired
- 2 40 gallon water heaters
- 2 HVAC high efficiency units (coils replaced in 2023 with 10 year warranty)

Study | Office (12 x 11)

- 9 ft ceiling
- French glass pane doors
- Engineered wood flooring

Dining Room (13 x 12)

- 19' ft two story ceiling open to upstairs gameroom
- New dining chandelier (2026)
- Engineered wood flooring

Family Room (17 x16)

- 17 ft two story ceiling
- Ceiling fan
- Designer wallpapered feature wall
- Wall of windows with views of the backyard and lake
- Plantation blinds
- Gas fireplace with ceramic tile surround
- Built in bookshelf
- Open to kitchen and breakfast area
- Engineered wood flooring

Kitchen (20 x 13)

- 9 ft ceiling
- Recessed lighting
- Bosch refrigerator (remains)
- Whirlpool gas wall oven
- Whirlpool built in microwave
- Whirlpool dishwasher
- Under counter reverse osmosis water filtration
- Granite countertops
- Large eat in island with stainless sink and plenty of under counter storage
- Tile backsplash
- Undercabinet lighting
- Walk in pantry
- Dry bar connects the kitchen to formal dining
- Open to living room
- Engineered wood flooring

Breakfast Room | Flex Space (13 x 10)

- 9 ft ceiling
- Windows overlooking covered patio and lake views
- Open to kitchen and living room
- Could serve as casual dining, music room, homeschool room and more
- Engineered wood flooring

Primary Bedroom (15 x 15)

- Located on first floor
- 9 ft ceiling
- Ceiling fan and recessed lighting
- Wall of windows overlooking lake views
- Carpeted floors

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Primary Ensuite Bath

- Located on first floor
- 9 ft ceiling
- Large walk in closet
- Jetted soaking tub
- Separate large walk in shower with glass door and ceramic tile surround and bench
- Split vanity with individual sinks, granite countertops
- Separate private water closet
- Linen closet
- Ceramic tile floors

Secondary Bedroom (13 x 11) with Ensuite and Hall access Bath

- Located on second floor
- 10 ft ceiling
- Ceiling fan
- Plantation blinds
- Carpeted floor in bedroom
- Designer light fixture in bath
- Cultured marble countertops in ensuite bathroom
- Tub shower combo with ceramic tile surround
- Ceramic tile floor in bathroom

2 Secondary Bedrooms (12 x 8 and 12 x 11) with Ensuite Hollywood Bath

- Located on second floor
- 10 ft ceiling
- Ceiling fan in one
- Carpeted floor in bedroom
- Tub shower combo with ceramic tile surround
- Dual sink separate vanity areas and ceramic tile flooring in ensuite bath

Workout Room | Secondary Bedroom (12 x 11)

- Located on second floor
- Currently setup as a workout room but could be converted back to a bedroom
- 10 ft ceiling
- Plantation blinds
- Rubberized flooring

Gameroom | Loft Space (23 x 12)

- Located on second floor
- 10 ft ceiling
- Ceiling fan
- Recessed lighting
- Carpeted floor

Media Room (16 x 12)

- Located on second floor
- 9 ft tray ceiling
- Double entry doors
- Carpet flooring

Exterior

- New roof (replaced 2025)
- Backyard fenced with wood and wrought iron
- Fun low maintenance "Red-Neck Rivera" plunge pool with new pump overlooking the lake
- Backyard hardscaped sitting area with privacy screen: additional entertaining space
- Back gate exit to lake and expansive green space
- No back neighbors nor neighbor on one side
- Professional landscaping with mature trees
- Automatic sprinkler system in front and back yards
- Oversized 2 car garage with built-in storage and work area

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Community

- Located within the award-winning Sienna community, Shipman's Landing offers tree-lined streets, scenic lakes, walking trails, parks, and resort-style amenities in a welcoming neighborhood setting. Known for its spacious homes and convenient access to top-rated schools, shopping, dining, and major commuter routes, Shipman's Landing combines suburban comfort with everyday convenience.
- Residents of Shipman's Landing enjoy full access to ALL Sienna amenities outside of the immediate neighborhood, along with a extensive calendar of community events and top-rated Fort Bend ISD schools.
- Zoned to highly sought after Fort Bend Schools with strong academic ratings: Leonetti Elementary School, Thornton Middle School and Ridge Point High School.
- Sienna Village of Shipman's Landing offers a welcoming, family-friendly lifestyle with access to fantastic amenities, including neighborhood pools, tennis and pickleball courts, playgrounds, a fitness center, and a clubhouse for social events. Scenic walking trails, parks, and nearby golf add to the appeal, making this neighborhood a wonderful community for active living and connection.
- Conveniently accessible to the Fort Bend Tollway, Sienna commuters enjoy easy access to many local destinations: the world renown Texas Medical Center, the Museum District, NRG stadium, downtown Houston and the Post Oak / Galleria Financial District, to name a few.