



**£340,000 Freehold**

**Fairleas**

1 Fairleas, Sittingbourne, Kent ME10 4LS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Fairleas

- POPULAR, QUIET LOCATION
- THREE BED FAMILY HOME
- BATHROOM AND DOWNSTAIRS CLOAKROOM
- GARAGE
- EXTENDED KITCHEN AND DINING ROOM

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# Floor Plans



SITUATED IN A POPULAR LOCATION IN SITTINGBOURNE, THIS 3 BEDROOM FAMILY HOME HAS BEEN CLEVERLY EXTENDED TO CREATE A STUNNING LARGE KITCHEN? DINING ROOM WITH A SEPERATE LOUNGE.

There is a stunning open plan Kitchen/ Dining room and seperste lounge.

Fairleas is a popular road as the local schools are close to hand.

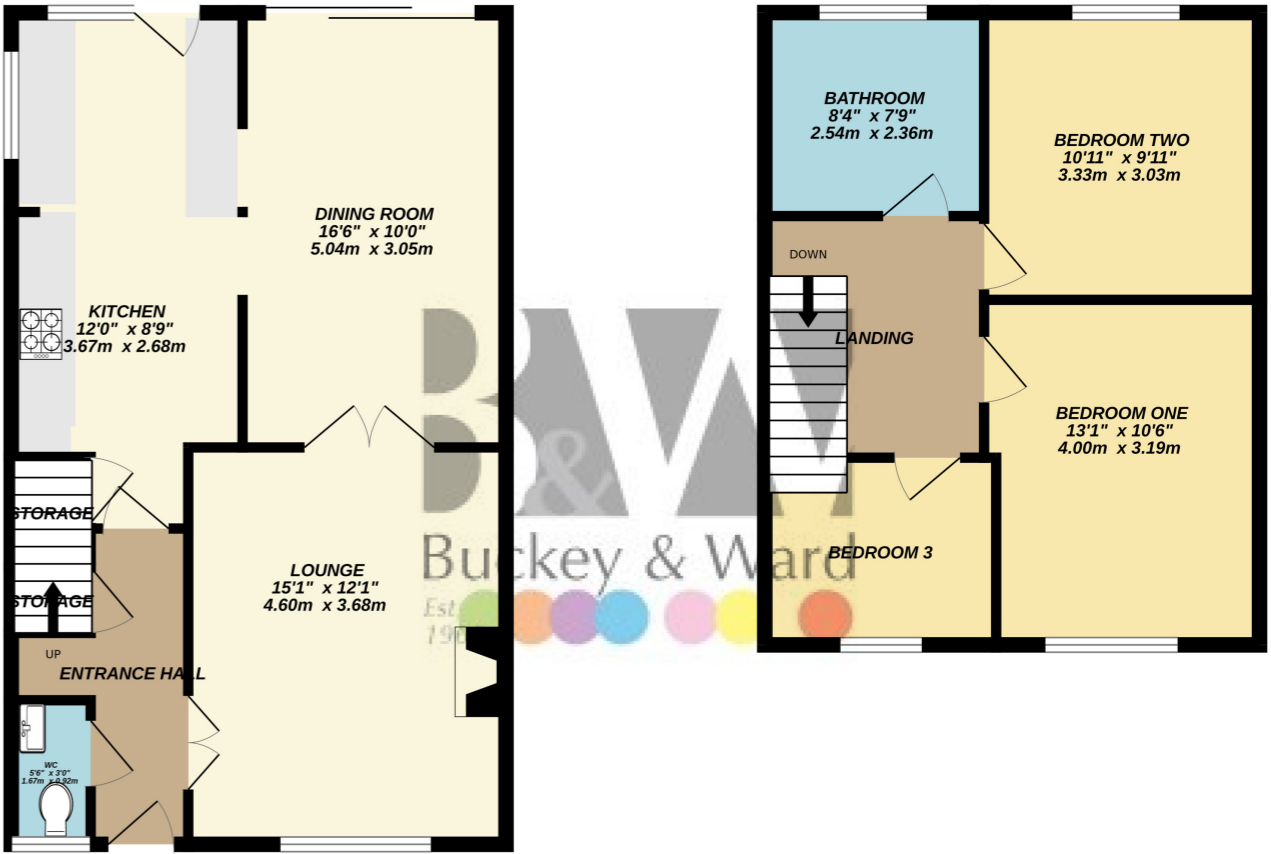
The property boasts double glazing and gas central heating which is powered by a relatively new combination boiler.

There are gardens to the front and rear and a gate leading to the nearby garage.



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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