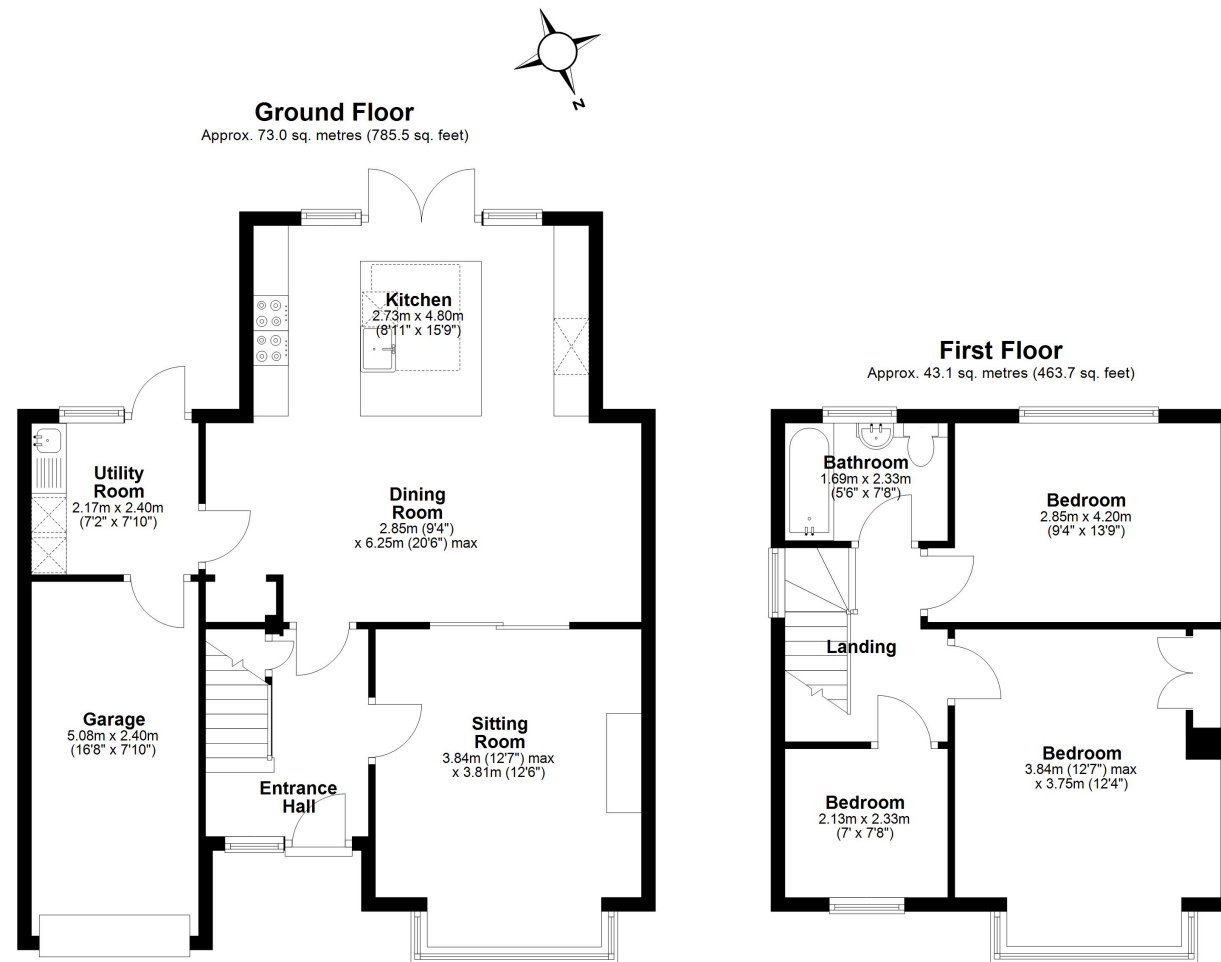




Kimber Estates



Total area: approx. 116.1 sq. metres (1249.2 sq. feet)



42 Pigeon Lane, Herne Bay, Kent, CT6 7ES

Offers in Excess of £400,000 Freehold

Located in a quiet lane in the ever popular village of Herne within comfortable reach of highly regarded schools, local amenities and bus routes into Herne Bay, Whitstable, and the City of Canterbury. This three bedroom semi detached family home offers spacious living accommodation. Your welcomed to a generous reception hall with lounge, particularly worthy of mention is the elegant kitchen-diner with lantern lights plus bi-fold doors that open to the rear garden and a useful utility room. Upstairs has three bedrooms and a family bathroom. Externally the 100ft rear garden offers a sunny aspect with established shrubs plus to the front there is a driveway providing ample off road parking and a garage.

Ground Floor

Entrance Hall

Front entrance door, staircase to first floor, under stairs storage cupboard, double glazed window to front, parquet flooring, radiator.

Lounge

12' 7" x 12' 6" (3.84m x 3.81m) Double glazed bay window to front, television point, radiator, open fireplace, sliding doors to:

Kitchen/Breakfast Room

8' 11" x 15' 9" (2.72m x 4.80m) Stunning fitted kitchen in shaker style units with marble style worktops, space for range cooker with extractor canopy over, plus space for American style fridge freezer, feature island with integral dishwasher bin store and inset sink with Franke boiling water tap, larder style unit, double glazed French doors and windows to rear leading to the garden, oak flooring,, double glazed Lantern style windows, door to:

Dining Room

9' 4" x 20' 6" (2.84m x 6.25m) Upright column radiator, oak flooring, door to:

Utility Room

7' 2" x 7' 10" (2.18m x 2.39m) Double glazed window and door to rear, space and plumbing for washing machine, stainless steel sink and drainer unit, oak flooring, door to garage.

First Floor

Landing

Double glazed window to side.

Bedroom One

12' 7" x 12' 4" (3.84m x 3.76m) Double glazed bay window to front, radiator, built in double wardrobe.

Bedroom Two

9' 4" x 13' 9" (2.84m x 4.19m) Double glazed window to rear, radiator.

Bedroom Three

7' 0" x 7' 8" (2.13m x 2.34m) Double glazed window to front, radiator.

Bathroom

5' 6" x 7' 8" (1.68m x 2.34m) White suite comprising of panelled bath with mains fed shower over, wash hand basin set in vanity unit, heated towel rail, double glazed frosted window to rear.

Outside

Rear Garden

100' laid to lawn, established shrubs, hot tub (available under separate negotiation).

Front Garden

Open plan frontage, driveway providing off road parking, laid to lawn.

Garage

16' 8" x 7' 10" (5.08m x 2.39m) Large garage with up and over door to front, power and light, Worcester combination gas boiler.

Council Tax Band C

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	79

England, Scotland & Wales EU Directive 2002/91/EC