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**6 Mitchell Close, Lenham, Maidstone, Kent. ME17 2AE.**

**£379,995 Freehold**

## Property Summary

"I really like the position of this house found towards one end of the cul-de-sac. Added to this it is well presented and ready to move straight into" -Philip Jarvis, Director.

A three bedroom semi detached house found within an ever popular close location in Lenham. This the property is also being sold with no onward chain.

The accommodation is arranged with a separate living room leading through to a well equipped modern kitchen/dining room. Double doors lead to a conservatory that looks out over the attractive garden.

Upstairs there are the three bedrooms and family bathroom. There is also double glazing and gas central heating.

Outside there are two parking spaces found to the front of the house and a most attractive 30ft rear garden laid to lawn with mature shrubs and a patio area.

Well positioned, the property is found within easy access of the many amenities Lenham has to offer. Within the village are two schools and a railway station which are all within walking distance. The M20 motorway is approximately five miles away at Leeds village.

## Features

- Three Bedroom Semi Detached House
- Modern Kitchen/Dining Room
- Well Presented Throughout
- Two Parking Spaces To The Front
- Double Glazing & Gas Central Heating
- Council Tax Band: D
- Separate Living Room
- Conservatory Overlooking Garden
- Attractive Rear Garden
- Cul-De-Sac Location
- Popular Village Location
- EPC Rating: TBC

## **Ground Floor**

### **Entrance Door To**

### **Hall**

Double glazed window to side. Stairs to first floor. Radiator. Laminate floor. Door to living room.

### **Cloakroom**

Double glazed frosted window to front. White suite of low level WC and pedestal hand basin. Radiator. Laminate floor.

### **Living Room**

13' 10" x 11' 10" (4.22m x 3.61m) Double glazed window to front. Two radiators. Understairs cupboard. Laminate floor. Double doors to

### **Kitchen/Dining Room**

15' 2" x 8' 6" (4.62m x 2.59m) Double glazed window and double glazed patio doors to conservatory. Double glazed door to side. Range of modern base and wall units. White single bowl sink unit. Siemens double electric oven. Lamona electric hob with stainless steel extractor hood over. Integrated fridge/freezer. Integrated washing machine and dishwasher. Cupboard housing Worcester boiler. Breakfast bar. Radiator. Tiled floor.

### **Conservatory**

9' 6" x 6' 8" max (2.90m x 2.03m) Double glazed window to side and rear. Double glazed doors to garden. Wood flooring.

## **First Floor**

### **Landing**

Access to loft. Airing cupboard.

## **Bedroom One**

11' 0" to wardrobe door x 8' 9" (3.35m x 2.67m) Double glazed window to rear. Radiator. Two sets of double wardrobe cupboards and further single wardrobe cupboard.

## **Bedroom Two**

10' 4" x 8' 8" (3.15m x 2.64m) Double glazed windows to front. Radiator.

## **Bedroom Three**

8' 0" x 6' 2" (2.44m x 1.88m) Double glazed window to rear. Radiator.

## **Bathroom**

Double glazed frosted window to front. White suite of low level WC pedestal hand basin and panelled bath with separate shower unit. Radiator. Part tiled walls. Laminate floor.

## **Exterior**

### **Front Garden**

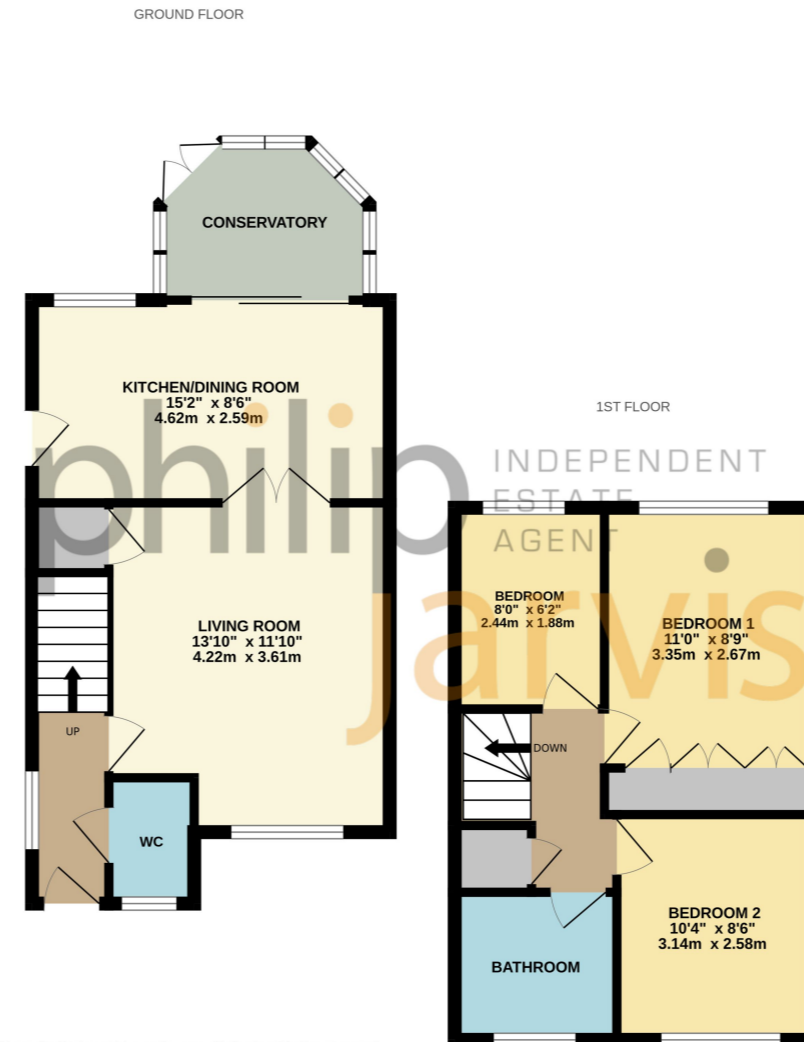
Area to lawn with shrubs and trees.

### **Rear Garden**

Approximately 30ft in length. Enclosed garden. Patio area. Laid to lawn. Shrubs beds. Garden shed. Side gate.

### **Parking**

Driveway parking for two cars to the front of the house.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

