

KE



36 PIGEON LANE, HERNE BAY, KENT. CT6 7ES

Offers in Excess of
£375,000
Freehold

ABOUT THE PROPERTY

Located in a quiet lane in the ever popular area of Herne, with access to nearby shops, bus routes and Thanet way for easy commuting, is where you will find this three/four bedroom semi detached family home.

The historic village of Herne is close by, plus the popular village school and Windmill within strolling distance. Enjoying good size living space, accommodation, the ground floor reception rooms offer versatility as they could easily be used as further bedrooms whilst to the first floor are the existing three bedrooms, the primary enjoying en-suite plus the family bathroom. A sunny rear garden and driveway providing off road parking and NO CHAIN AHEAD completes the picture.

FEATURES

- Chain Free Sale
- Sunny Rear Garden
- Versatile Accommodation With Plenty of Space Throughout
- Close To Herne Infant And Primary School
- Three/Four Bedrooms With En-Suite Facilites

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Entrance Hall

Front entrance door, staircase to first floor.

Bedroom/Reception Room

18' 10" x 8' 2" (5.74m x 2.49m) Double glazed window to front, radiator.

Lounge

21' 6" x 12' 2" (6.55m x 3.71m) Double glazed window to front, fireplace, opening to:

Dining Room

12' 8" x 17' 5" (3.86m x 5.31m) Double glazed window to rear, double glazed door and patio doors to rear leading to the garden, radiator.

Kitchen

11' 4" x 8' 9" (3.45m x 2.67m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, four gas burner hob, oven, space for dishwasher, space for washing machine.

Study

6' 7" x 8' 2" (2.01m x 2.49m) Double glazed frosted window to rear, opening to:

Utility Room

8' 4" x 8' 2" (2.54m x 2.49m) Wall and base units, stainless steel sink and drainer unit, space for washing machine and tumble dryer, wall mounted boiler, tiled walls.

First Floor

Bedroom One

14' 5" x 15' 6" (4.39m x 4.72m) Two double glazed windows to front, radiator, door to:

En-Suite Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, double glazed frosted window to rear.

Bedroom Two

12' 1" x 10' 9" (3.68m x 3.28m) Double glazed window to front, radiator.

Bedroom Three

9' 1" x 11' 9" (2.77m x 3.58m) Double glazed window to rear, radiator.



Shower Room

Walk in shower, pedestal wash hand basin, low level WC, partially tiled walls, double glazed frosted window to rear.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, flowering borders.

Front Garden

Mainly laid to lawn, mature shrubs, driveway providing off road parking.

Council Tax Band D

NB

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

