

# Terence Painter

ESTATE AGENTS



- Four Bedroom Semi-Detached Family Home
- Off Road Parking for Two Vehicles
- Stunning Loft Conversion
- 23'9" Principal Bedroom
- High Standard Of Finish Throughout
- 20'9" Kitchen/Diner with Integrated Appliances
- Welcoming Entrance Hall
- South Facing Rear Garden
- Spacious Living Accommodation Over Three Floors
- Sought after Area
- Close to Stone Bay Beach

15 Lanthorne Road, Broadstairs, Kent. CT10 3NH.

Freehold £585,000

BEAUTIFUL FOUR BEDROOM SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS AND WELL APPOINTED LIVING ACCOMODATION AND A STUNNING LOFT CONVERSION, IN THE POPULAR LANTHORNE ROAD!

This gem of a property has been much loved and cared for by the current vendors over the years, who have put the utmost effort into transforming it into the brilliant family home that it is today. Benefitting from a high standard of finish and turn key condition throughout, beautiful loft conversion, off-street parking and spacious living accommodation this property has countless reasons to view.

The ground floor living arrangement consists of a bright and welcoming entrance hall, 15'3" lounge with a feature media wall, well appointed kitchen/diner with integrated appliances and double glazed French doors out to the conservatory/w.c; offering space for utility appliances and a door to the south facing 26'0" rear garden. The first floor features an airy landing with a glass balustrade, family bathroom with a bath and shower and three bedrooms. The second floor loft conversion comprises the 23'9" double aspect principal bedroom, featuring its lovely floor to ceiling picture windows with elevated views and an en-suite shower room.

This charming semi-detached home is located close to the ever popular chess board estate and is ideally situated within yards of the picturesque beach at Stone Bay and within a mile of Broadstairs High Street where you will find many shops, cafes, restaurants, schools and transport links.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## INTERNAL

### Entrance Hallway

4.50m x 2.21m (14' 9" x 7' 3") Entrance into the property is gained via a frosted glazed UPVC door, that opens up into a welcoming entrance hall that features tiled flooring, under stairs storage space, radiator, downlights and carpeted stairs to first floor.

### Lounge

4.66m x 3.76m (15' 3" x 12' 4") The lounge features a double glazed window to front, feature media wall with TV point, radiator, down lights and carpeted flooring.

### Kitchen/Diner

6.35m x 3.17m (20' 10" x 10' 5") The kitchen/diner is a well appointed double aspect room that benefits from a double glazed frosted window to side, double glazed frosted window to rear and double glazed French doors to the conservatory. Tiled flooring, high and low level kitchen units housing gas fired boiler, stainless steel sink unit and electric hob inset to countertop with extractor hood over, two integrated electric ovens, fridge, freezer and dishwasher, radiator and downlights.

### Conservatory

5.52m x 2.04m (18' 1" x 6' 8") Brick built conservatory with double glazed windows to the rear garden, tiled flooring and space for utility item. Access to:

### W.C.

1.13m x 0.86m (3' 8" x 2' 10") Separate w.c and tiled flooring.

### Landing (First Floor)

2.69m x 1.36m (8' 10" x 4' 6") Glass balustrade and carpeted flooring. Stairs leading to second floor.

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**Bedroom Two**

4.67m x 3.81m (15' 4" x 12' 6") Bedroom two features a double glazed window to front, TV point, radiator, down lights and carpeted flooring.

**Bedroom Three**

3.54m x 2.69m (11' 7" x 8' 10") Bedroom Three has a double glazed window to rear, built in wardrobe space, radiator, storage cupboard and carpeted flooring.

**Bedroom Four**

2.65m x 2.19m (8' 8" x 7' 2") Bedroom Four has a double glazed window to front, radiator, downlights and carpeted flooring.

**Family Bathroom**

2.69m x 1.62m (8' 10" x 5' 4") The family bathroom benefits from two double glazed frosted windows to the rear, walk-in corner shower, tiled bath, low level w.c, vanity wash hand basin, extractor fan, tiled walls and flooring.

**Principal Bedroom (Second Floor)**

7.24m x 6.09m (23' 9" x 20' 0") A beautiful double aspect room with a double glazed window to the rear and stunning double glazed floor to ceiling picture windows offering elevated views to the front. It also features three radiators, down lights, carpeted flooring and an en-suite shower room.

**En-Suite Shower Room**

2.14m x 1.28m (7' 0" x 4' 2") Featuring a walk-in shower, low level w.c, frosted double glazed window to rear, wash hand basin with storage under, illuminated wall mounted mirror, extractor fan, chrome ladder style radiator, down lights, tiled walls and flooring.

**EXTERNAL**

**Rear Garden**

7.92m x 7.01m (26' 0" x 23' 0") South facing lawned rear garden with brick and fenced borders and a side access gate.

**Front Garden**

Lawned front garden with patio walkway surround, pebble dash driveway providing off-street parking for up to two cars.

**Garage**

Detached garage included with the property.

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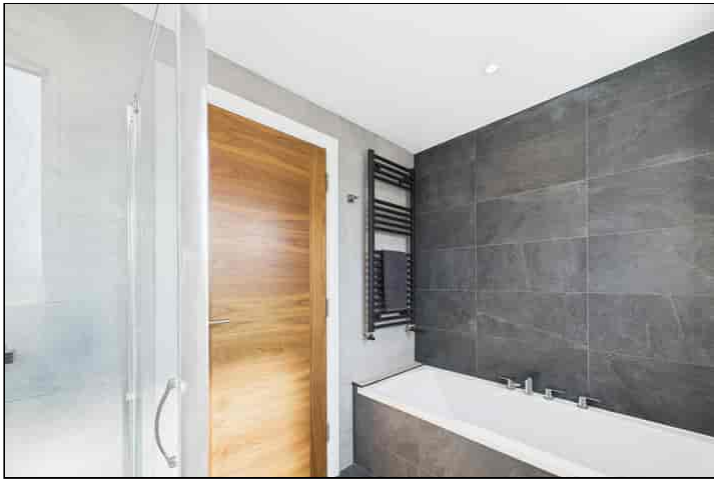
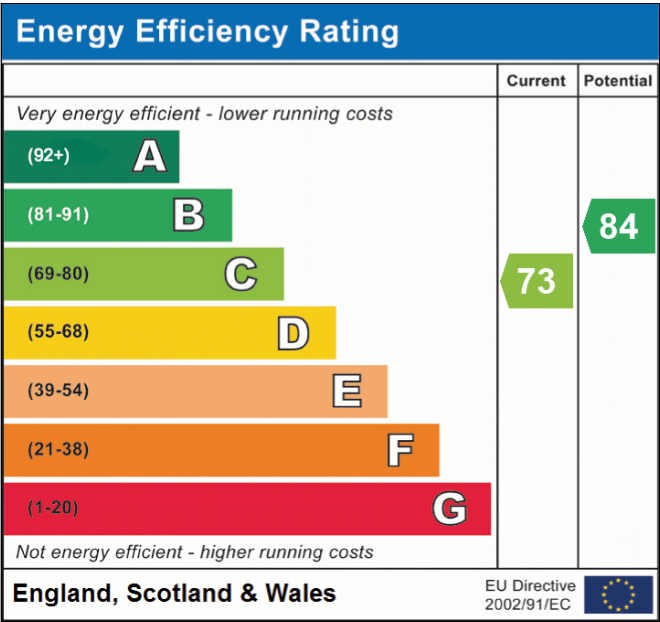
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Council Tax Band - D.



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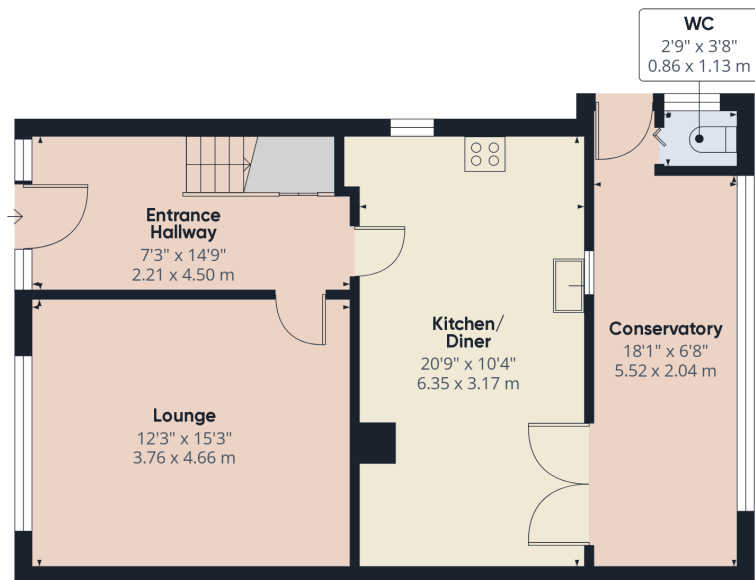
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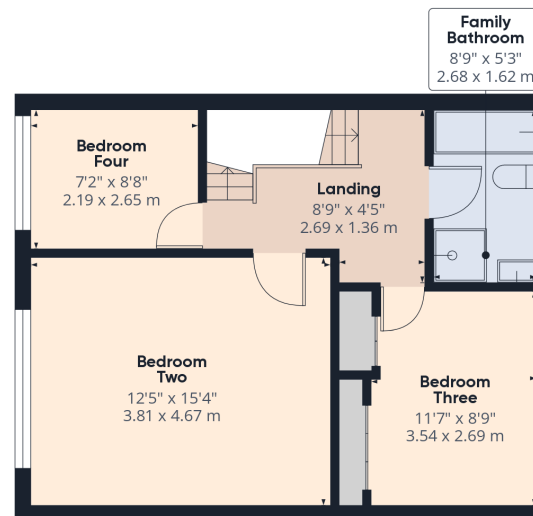
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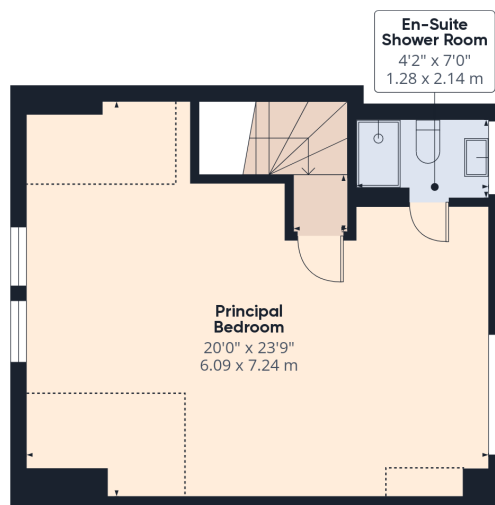




Ground Floor



Floor 1



Floor 2

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**Approximate total area<sup>(1)</sup>**

1552.78 ft<sup>2</sup>

144.26 m<sup>2</sup>

**Reduced headroom**

72.76 ft<sup>2</sup>

6.76 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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