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FOR SALE

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INDEPENDENT  
ESTATE  
AGENT



**10 Maidstone Road, Lenham, Maidstone, Kent. ME17 2QH.**

**Guide Price £350,000 Freehold**

## Property Summary

**"This home has been fully refurbished throughout to a high standard. I was so impressed by the finish, especially to kitchen and bathroom". - Matthew Gilbert, Branch Manager**

Presenting to the market is this impressively refurbished double fronted cottage situated within the heart of Lenham village square. Lenham is a very popular village offering a wide range of amenities to include shop, doctors, dentist and both primary and secondary schools. There is also great commuter links including the M20 and the A20. There is also a railway station providing a direct line to London Victoria and Ashford International for a high speed rail link to London St Pancras.

The property consists of entrance porch, beautiful refitted kitchen, dining room and separate lounge. To the first floor there are three double bedrooms and a large family bathroom.

Externally to the front there is a shingled area to both sides of the front door with raised brick wall. To the rear there is an enclosed cottage style courtyard garden.

This vacant cottage is being offered with no forward chain and has so much to offer. This home is so well proportioned and with its character features throughout really needs to be seen.

## Features

- Three Bedroom Double Fronted Home
- Courtyard Garden
- No Forward Chain
- EPC Rating: D
- Fully Refurbished Throughout
- Village Centre Location
- Two Reception Rooms
- Council Tax Band D

## **Ground Floor**

### **Front Door To**

### **Hall**

Stairs to first floor.

### **Lounge**

13' 4" x 10' 6" (4.06m x 3.20m) Bay sash window to front. Two radiators. Open fireplace. Exposed beams.

### **Dining Room**

13' 5" x 11' 4" (4.09m x 3.45m) Sash window to front. Radiator. Open fireplace. Storage cupboard. BT point. Storage cupboard housing consumer unit. Shelving unit. Exposed beams.

### **Kitchen**

15' 0" x 9' 2" (4.57m x 2.79m) Two windows to rear. Door to rear access. Range of base and wall units. Sink electric hob with extractor over. Integrated oven and separate microwave. Integrated dishwasher, fridge/freezer and washing machine. Shelving unit. Wall mounted boiler.

## **First Floor**

### **Landing**

### **Bedroom One**

12' 5" x 10' 6" (3.78m x 3.20m) Sash window to front. Radiator. Hatch to loft access.

### **Bedroom Two**

11' 10" x 9' 2" (3.61m x 2.79m) Sash window to front. Radiator.

### **Bedroom Three**

11' 10" x 9' 2" (3.61m x 2.79m) Two windows to rear. Radiator. Exposed beams.

### **Bathroom**

Suite comprising of low level WC, wash hand basin with cupboard under, panelled bath with shower attachment and separate walk in shower. Extractor. Hatch to loft access.

## **Exterior**

### **Front**

Raised brick boundary wall. Paved pathway to front door. Shingled area to both sides of door. Shrubs to borders.

### **Rear**

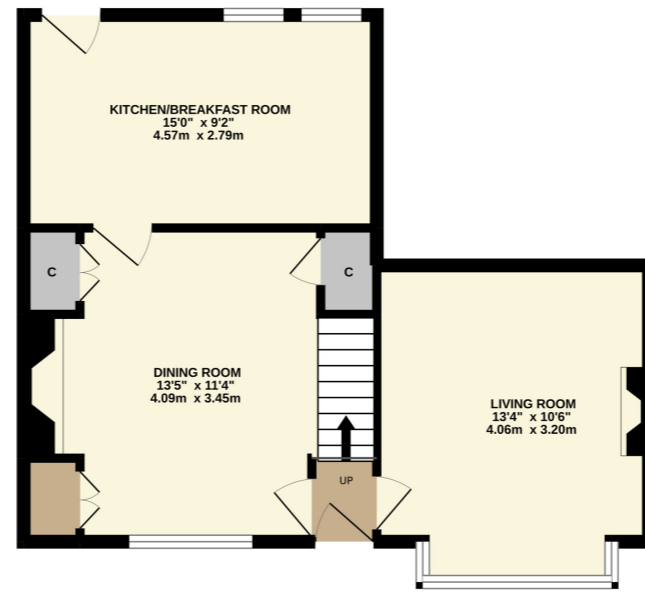
Shingled courtyard garden. Raised brick rear boundary wall. Separate raised sleeper bed. Shrubs and plants to remain.

## **Agents Note**

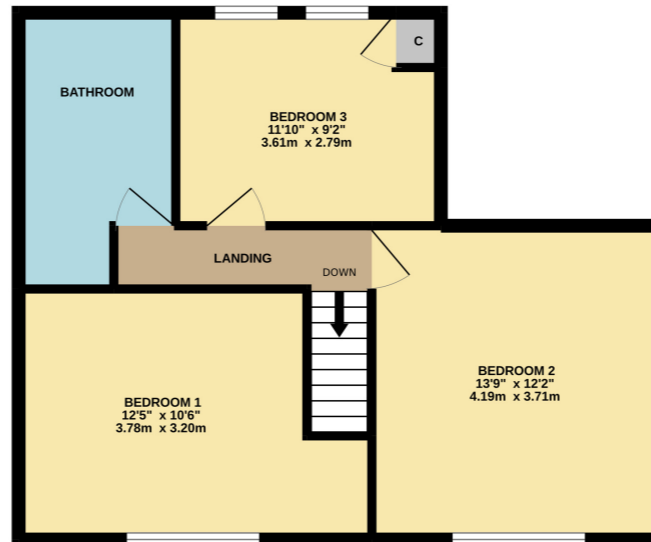
This cottage has a planning application approval for a three bedroom dwelling to be built next door which would then make this a mid terraced cottage.



GROUND FLOOR



1ST FLOOR



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	56	
(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.

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