











A beautifully presented extended detached three bedroom bungalow with generous accommodation, very pretty gardens, detached garage and driveway parking. Accommodation comprises: Covered entrance, welcoming entrance hall, delightful double aspect living room with bay window to front and featuring an electric fire with contemporary surround, modern shower room/WC, impressive dining room being open plan to the stunning kitchen with vaulted ceiling and French doors to the garden, bedroom one with extensive wardrobe range, en suite shower room/WC and glazed door leading to the garden, bedroom two with bay window and bedroom three/study. First floor converted loft. Outside: Driveway providing plenty of parking, Double gates lead to a detached garage with workshop to rear. Beautiful secluded rear garden with seating areas, neat lawn and a wide variety of plant and shrubs. NO CHAIN! EPC Rating: E

**Guide Price £525,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 2

**Parking** Driveway & Garage

**Heating** Oil

**EPC Rating** E

**Council Tax** Band E  
Canterbury City Council





**Situation**

The property is located in the rural village of Bossingham. The neighbouring village of Stelling Minnis offers amenities including; a thriving convenience store and post office, public house and sought after primary school. The city of Canterbury is approximately 7 miles to the north. Junction 11 of the M20 is approximately 7.5 miles to the south.

**The accommodation comprises**

**Ground floor**

Entrance hall

Living room

17' 11" x 11' 11" (5.46m x 3.63m)

Bedroom two

12' 0" x 11' 0" (3.66m x 3.35m)

Shower room

Bedroom three/Study

9' 5" x 8' 6" (2.87m x 2.59m)

Dining room

11' 10" x 9' 6" (3.61m x 2.90m)

Kitchen

12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom one

20' 6" x 10' 9" (6.25m x 3.28m)





## En suite shower room/WC

### First floor

#### Loft room

The loft has been converted into a useful boarded space and is split into two sections. Accessed through a loft hatch with an extending ladder. Two skylights.

### Outside

#### Garage with workshop to rear

Driveway providing plenty of parking, double gates lead to a detached garage with workshop to the rear 23' 2" x 8' 9" (7.06m x 2.67m)

#### Attractive front and rear garden













Approximate Gross Internal Area (Excluding loft and Garage) = 107 sq m / 1149 sq ft  
 Converted Loft = 26 sq m / 282 sq ft  
 Garage = 19 sq m / 204 sq ft

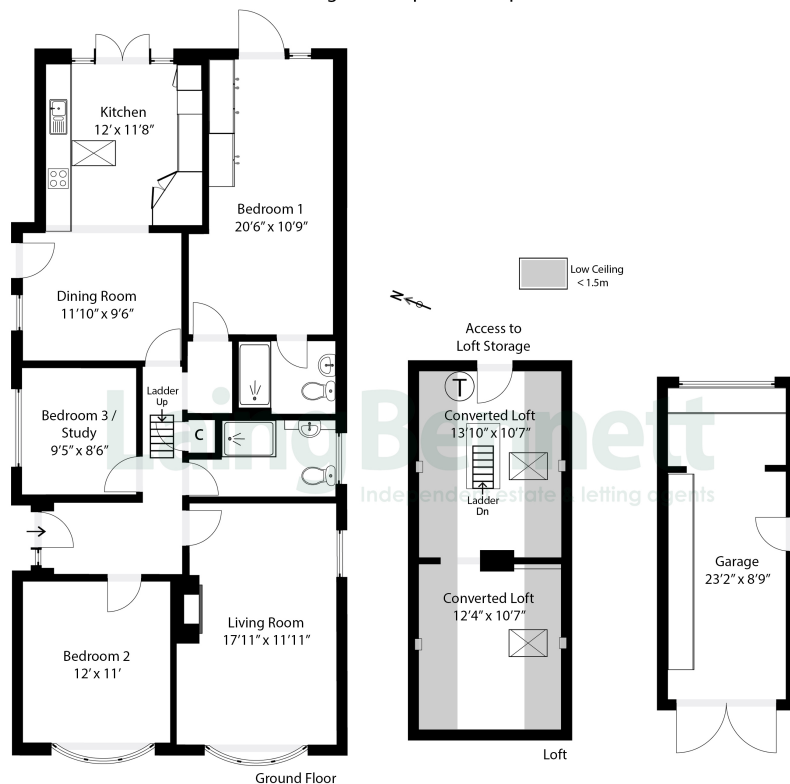


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
 Not to scale. Outbuildings are not shown in actual location.  
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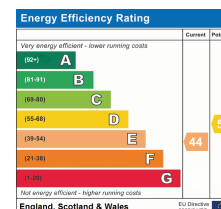
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