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BELLOW'S  
COTTAGE

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# Bellows Cottage 16 Lenham Road, Platts Heath, Maidstone, Kent. ME17 2NX.

£275,000 Freehold

## Property Summary

"It is not often that a cottage becomes available with a driveway and garage". - Philip Jarvis, Director.

No onward chain with this two bedroom end of terraced cottage found in ever popular Platts Heath. Although requiring some updating, the cottage offers a purchaser the opportunity to put their own mark on what will become their new home.

Downstairs there is a sitting room and kitchen/diner with stairs leading to the first floor. Upstairs there are the two bedrooms, bathroom and separate WC.

There is a driveway to one side of the cottage leading to the larger than average single garage. Beyond the garage is a decking area and lawned area overlooking the local countryside.

Platts Heath is found a short distance from Lenham which offers a wide range of amenities to include two schools and railway station. There is also good access to Headcorn and the M20 motorway at Leeds village.

## Features

- Two Bedroom End Of Terrace Cottage
- Upstairs Bathroom
- Decking Area & Rear Garden
- No Onward Chain
- Council Tax Band C
- Sitting Room & Kitchen/Diner
- Driveway and Garage To Side
- Popular Village Location
- EPC Rating: E



## **Ground Floor**

### **Entrance Door To**

### **Sitting Room**

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front. Wood burning stove with back boiler for central heating and hot water. Radiator.

### **Kitchen/Diner**

12' 11" x 11' 0" (3.94m x 3.35m) Double glazed stable door to rear. Range of base and wall units. Stainless steel sink unit. Electric cooker point. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Stairs to first floor with recess space under and small understairs cupboard.

## **First Floor**

### **Landing**

Door to

### **Bedroom One**

12' 0" x 11' 0" (3.66m x 3.35m) Double glazed window to front and side. Radiator. Airing cupboard with Immersion for alternative supply of hot water.

### **Bedroom Two**

7' 4" x 6' 1" (2.24m x 1.85m) Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed frosted window to rear. Panelled bath with new Mira shower unit. Hand basin. Part tiled walls. Chrome towel rail.

### **Separate WC**

Low level WC.

## **Exterior**

### **Front**

Small brick block area to the front.

### **Rear Garden**

Concrete area leading to decking area. Beyond the decking are steps to the main area laid to lawn. At the bottom of the garden is a summerhouse with power and lighting.

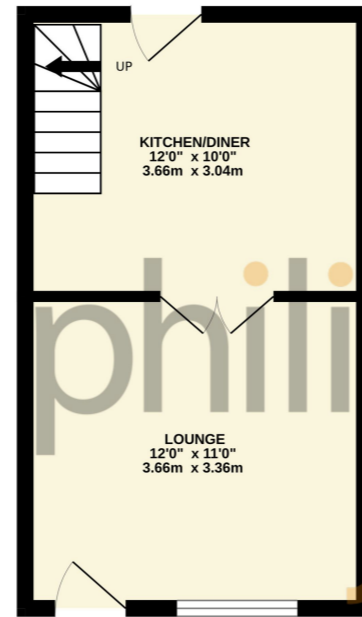
### **Garage**

Driveway to the side of the cottage leading to the garage measuring 16' 6" x 11' 2". Up and over door. Power and lighting. Window to side and rear. Side door to

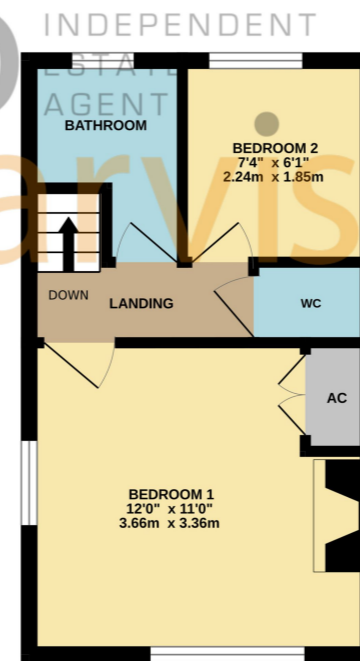




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements (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. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(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.

