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ESTATE AGENT
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28a Maidstone Road, Lenham, Kent. ME17 2QJ.

Guide Price £300,000 Freehold

Property Summary

"For those who want to be near Lenham village centre, what a brilliant option this house is". - Sam Newman, Marketing Consultant.

****GUIDE PRICE OF £300,000-£315,000****

This semi-detached three bedroom home is well positioned to enjoy everything Lenham village has to offer. This home is currently configured to include a porch, a good sized lounge/diner and a modern fitted kitchen.

To the first floor are two well proportioned double bedrooms, a further single bedroom, currently used a home office and a modern family bathroom, installed only a couple of years ago.

Externally to the front is a hedged front lawn area, along with a hard standing area, behind a double set of wooden gates.

Pedestrian access to the side of the house leads to the two tier landscaped garden which enjoys a sunny aspect and has matured nicely with a balance of lawn, plants, shrubs and hedging.

Lenham is a popular village with a range of shops, restaurants, amenities and St Mary's Church. The primary and secondary schools both have a Good Ofsted Rating. There are great commuter links with a mainline railway station to London, bus routes to Ashford and Maidstone and access to the M20 at junction eight.

Please contact the office today to arrange a viewing and fully appreciate everything on offer at this lovely home.

Features

- Guide Price of £300,000-£315,000
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- EPC Rating: TBC
- Three Bedroom Semi Detached House
- Close Proximity To Lenham Square
- Landscaped Rear Garden
- Council Tax Band C

Ground Floor

Front Door To

Porch

Double glazed window to front. Radiator. Laminate flooring.

Lounge/Diner

Double glazed window to front and rear. Two radiators. BT point. TV point. Fitted carpet. Cupboard housing consumer unit.

Kitchen

Double glazed window to rear. Door to garden. Range of base and wall units. Stainless steel sink. Lamona electric oven and induction hob. Integrated Lamona Microwave. Space and plumbing for washing machine. Cupboard housing Worcester combination boiler. Space for fridge/freezer. Localised tiling. Recess lighting. Laminate flooring. Under counter downlighting.

First Floor

Landing

Double glazed obscured window to side. Radiator. Loft hatch. Fitted carpet. Cupboard.

Bedroom One

Double glazed window to front. Radiator. Fitted carpet. BT point.

Bedroom Two

Double glazed window to rear. Radiator. Fitted carpet.

Bedroom Three

Double glazed window to front. Radiator. Fitted carpet. Two storage cupboards.

Bathroom

Double glazed obscured window to rear. Modern suite comprising of low level WC, pedestal sink, panelled bath with Mira shower attachment. Chrome heated towel rail. Localised tiling. Recess lighting. Vinyl flooring. Extractor. Mirror cabinet with light and shaving point.

Exterior

Front Garden

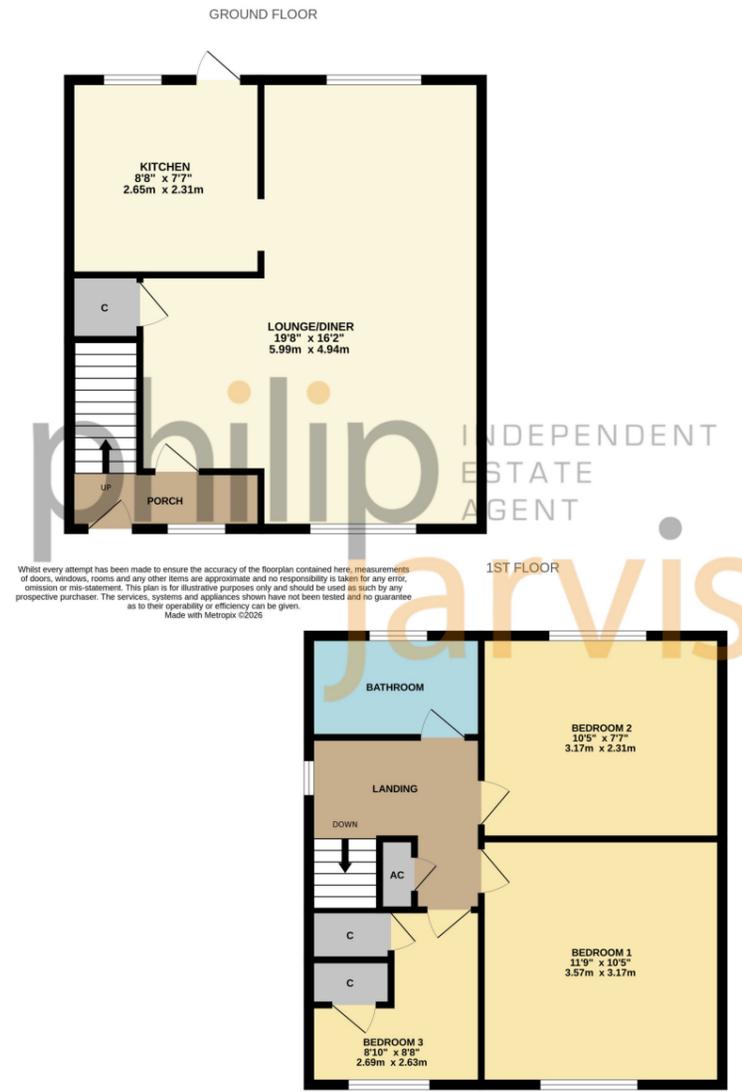
Hedging to front border. Lawned area. Gates to hard standing area. Planted bank. Pedestrian gate to side. Outside light.

Side

Shed to remain.

Rear Garden

Raised two tier garden. Lower tier concreted. Outside light. Water tap. Retaining wall. Steps leading to top tier, which is mainly laid to lawn with decorative border.



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.

