



## 14 Monkton Court Lane

EYTHORNE, Dover  
CT15 4BH

**£575,000 FREEHOLD**

Draft Details... FOR SALE WITH BURNAP + ABEL... Stunning Three Bedroom Extended Detached Bungalow | Garage | Off-Road Parking for Three Cars | Three Double Bedrooms | Large Sunny & Private Rear Garden... Burnap + Abel are delighted to offer onto the market this fabulous three bedroom detached bungalow situated on the popular Monkton Court Lane, Eythorne. The property is in fantastic condition throughout and offers three good sized double bedrooms, spacious lounge/diner with study area, large kitchen, family bathroom, utility room and shower room. Additional benefits include a garage (insulated, so could be converted into annex or summerhouse), front garden with off road parking for three cars, a sunny private rear garden, double glazing & gas central heating. The semi-rural village of Eythorne is just so convenient for access to both the historic seaside town of Dover as well as the Cathedral City of Canterbury. For families there is a park around the corner for the children to go and play, great woodland walks for the adults in and around the village as well as a vintage railway station. For your chance to view call Burnap + Abel on 01304 279107.





Porch

A spacious porch with double glazed internal and external doors. Leading to;

Entrance Hall

Large Hallway with storage cupboards (one housing boiler), carpeted flooring and radiator. Doorways leading to various rooms and hall leading into;

Lounge

7.76m x 4.55m (25'6" x 14'11"). A very generously sized lounge allowing in plenty of natural light. Fitted with double glazed windows, two radiators, electric faux wood burner, carpeted flooring and double glazed French doors leading to garden. Door leading to;

Kitchen

4.54m x 3.86m (14'11" x 12'8"). Spacious with a mix of wall and base units. Fitted with sink, integrated fridge, dishwasher, two ovens, electric hob and extractor. Also within the kitchen you will find a radiator, two double glazed windows and tiled flooring. External door leading to garden.

Dining Room

Located off the lounge area, this space offers an idea area for a diner or study, it could also be converted back into a bedroom. Finished with carpeted flooring, double glazed window and a radiator.

Bathroom

3.53m x 2.63m (11'7" x 8'8"). A generously sized bathroom with freestanding bath tub, low level W.C., hand wash basin, storage cupboards, double glazed frosted window, heated towel rail and tiled flooring.

Utility Room

A handy good sized utility area with storage cupboards, sink, heated towel rail and double glazed window. Space for fridge/freezer, tumble dryer and washing machine. External door to garden pathway and internal door leading to;

Shower Room

Spacious shower cubical with rainfall shower, low level W.C., hand wash basin, heated towel rail, storage cupboards and double glazed frosted window.

Bedroom One

4.40m x 3.44m (14'5" x 11'3"). Large double bedroom with double glazed windows, carpeted flooring and radiator.

Bedroom Two

3.33m x 3.15m (10'11" x 10'4"). Double bedroom with double glazed window, carpeted flooring and radiator.

Bedroom Three

3.52m x 2.83m (11'7" x 9'3"). Another good sized double bedroom with double glazed window, carpeted flooring and radiator.

Garage

7.40m x 2.49m (24'3" x 8'2"). A single garage fitted with lighting and power, this garage has also had insulation installed which allows the potential to convert this space to an annex. Also fitted with electric garage door, entrance door and French doors to the rear. In front of the garage is a lawn front garden and a block paved driveway with parking for 3 cars.

Garden

Rear garden is laid with a paved walkway and patio opening up to a large and private rear garden, laid to lawn and surround with tall hedges. The garage also offers a vegetable patch, greenhouse and wood built shed.

Area Information

Eythorne is a small rural village which is 7 miles from Dover connecting you to the port and 13 miles from the cultural city of Canterbury with great access to the A2, M2 and M20. Eythorne is neighboured by Coldred which has 'Kent's best kept village' status and Shepherdswell which has the nearest main line train station connecting through Canterbury to pick up the high-speed service to London St Pancras or has direct routes to London Victoria. Eythorne has a village convenience store with post office which has a good selection of produce, The Crown Inn pub which serves food, Eythorne Elvington Community Primary School and two churches. For families there is a park around the corner for the children to go and play, great woodland walks in and around the village as well as a vintage railway station. The historical town of Sandwich is only 7 miles away and has a cinque port, pubs & restaurants, secondary and grammar schools, boutique shops and has a train station.

