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32 Ham Lane, Lenham, Maidstone, Kent. ME17 2LL.

£389,995 Freehold

Property Summary

"I think this is a great opportunity to put your own stamp on a home that is in need of updating". - Matthew Gilbert, Senior Branch Manager.

Available to the market is this modern three bedroom detached home found in the ever popular village of Lenham.

The accommodation comprises of an entrance hall, large lounge, kitchen, dining room and WC. To the first floor the master bedroom offers an ensuite shower room, there are also two further bedrooms and family bathroom.

Externally there are both front and rear gardens. There is also a driveway for one vehicle and a single garage.

Added to this the property is available with vacant possession, offers double glazing and gas central heating.

This house is ideally located for both the primary and secondary schools as well as the village centre with all of the amenities on offer. There is also a mainline railway and easy access to the M20 found nearby at junction eight for Leeds Castle.

Please book your viewing as a property like this rarely comes to the market.

Features

- Three Bedroom Detached House
- Some Updating Required
- Popular Cul-De-Sac Location
- Double Glazing
- EPC Rating: D
- Driveway & Garage
- Vacant Possession
- Gas Central Heating
- Council Tax Band E



Ground Floor

**Front Door To
Hall**

Radiator.

Lounge

15' 11" x 14' 6" (4.85m x 4.42m) Large 'L' shaped lounge with double glazed bay window to front. Two radiators. Stairs to first floor landing with cupboard underneath housing consumer unit. BT point. Tv point. Thermostat.

Kitchen

9' 7" x 8' 1" (2.92m x 2.46m) Double glazed window to rear. Double glazed doors to rear. Range of base and wall units with one and a half stainless steel sink and drainer. Integrated oven with gas hob and extractor over. Space for washing machine and slimline dishwasher. Localised tiling. Wall mounted gas boiler. Radiator.

Dining Room

Double glazed sliding door to rear. Radiator.

WC

Double glazed obscured window to front. Radiator. Low level WC and wash hand basin.

First Floor

Landing

Double glazed window to side. Cupboard housing water tank. Hatch to loft access.

Bedroom One

13' 0" x 10' 8" (3.96m x 3.25m) Double glazed window to rear. BT & TV point. Radiator.

Ensuite

Double glazed window to side. Suite comprising of low level WC, wash hand basin and shower cubicle with retractable glass door. Localised tiling.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m) Double glazed window to front. Radiator.

Bedroom Three

10' 0" x 6' 8" (3.05m x 2.03m) Double glazed window to rear. Radiator.

Bathroom

Double glazed obscured window to front. Suite comprising of low level WC, wash hand basin and panelled bath. Radiator. Extractor. Localised tiling.

Exterior

Front Garden

Paved footpath leading to front door. Lawned area with shrubs and plants to both sides and front border. Side access. Outside light. Key box.

Rear Garden

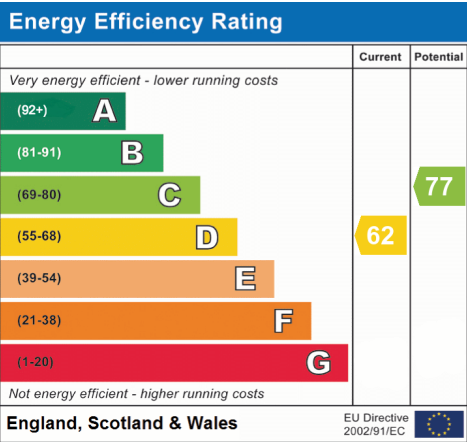
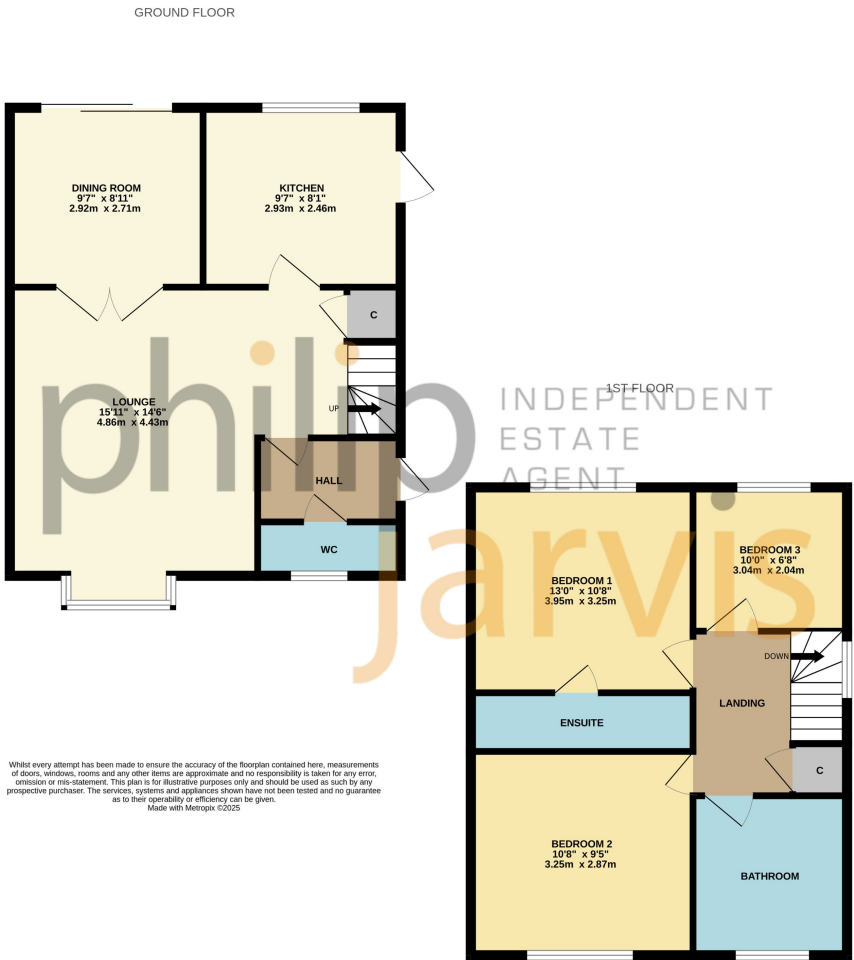
Mainly laid to lawn. Shrubs and plants to both side borders. Paved patio area with brick built BBQ. Separate stone shingled area. Shed to remain. Rear access. Outside light. Outside tap.

Garage

Up and over door. Window and door to side. Power and light.

Driveway

Parking for one vehicle.



Viewing Strictly By Appointment With



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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.