



8 Lindridge Close, Herne Bay, Kent, CT6 7TD

£285,000 Freehold

Set in the ever popular Village of Herne and adjoining open countryside, lies this delightful two double bedroomed family home, with the added bonus of a separate garage en bloc. This property is ready to move into and offers well planned, spacious accommodation with a porch, large lounge-diner and kitchen on the ground floor. Whilst to the first floor are two good sized bedrooms and a family bathroom. Externally there is a pretty private garden. Positioned in the well regarded Forgefields development in pretty village of Herne with well known popular nursery and primary school, historic pub and beautiful church. The property is a perfect first family home.



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GROUND FLOOR

Entrance Porch

Double glazed front door and window, further door leading to:

Lounge-Diner

14' 78" narrowing to 8' 7" x 22' 2" (6.25m x 6.76m)
Television point, media unit with added storage space, two radiators, laminate flooring, French doors leading to rear garden, open plan through to:

Kitchen

9' 8" x 5' 8" (2.95m x 1.73m)
Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, one and a half bowl black composite sink with black mixer tap, space for fridge freezer, space for dishwasher, space for washing machine, double glazed window to rear, laminate flooring.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

14' 8" x 10' 6" (4.47m x 3.20m)
Two double glazed window to front, television point, built in wardrobes, two radiators.

Bedroom Two

9' 5" x 8' 1" (2.87m x 2.46m)
Double glazed window to rear, built in wardrobe, radiator, carpet.

Bathroom

6' 5" x 5' 4" (1.96m x 1.63m)
Three piece bathroom suite comprising of pedestal sink, bath with shower over and low level WC, heated towel rail, double glazed window to rear.

OUTSIDE

Rear Garden

Raised decked area, mainly lawn with fenced perimeters, timber shed.

COUNCIL TAX BAND B

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

