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Linksfild Road, Westgate-On-Sea, CT8 8HJ



£399,995 Offers in excess of.

Making an ideal family home Lovetts are delighted to bring the spacious 3 Bedroom detached family home to the market. The accommodation comprises: entry from the side to a central Hall giving access to many rooms and having a dog leg staircase up. The Kitchen to the front has fitted wall/base units with surrounding tiling, a gas poong for a cooker, plumbing for both washing machine and dishwasher and an arched doorway through the Den/Second Lounge with a window to the front and a doorway to a useful storage cupboard. The Lounge to the rear has been extended to make it into a great room with full length bi-fold doors across the back to the mostly lawned rear Garden. Upstairs, there are two Bedrooms to the front with the master at the rear giving rural views and having an ensuite shower room with WC and wash hand basin. Finally the family Bathroom comes with bath having a shower facility, WC and wash hand basin.

COMING SOON - MORE TO DETAIL TO FOLLOW

Lounge 17'8 x 10'5



Window to front, open-plan to Dining Area, laminate flooring, living flame gas fire, door to under stairs cupboard.

Dining Area 15'6 x 11'2



Bi-folding doors to rear Garden, windows to each side, laminate flooring.

Games Room/Office 11'4 x 7'9



Window to front, access to storage space, laminate flooring.

Kitchen 11'9 x 8'8



Fitted wall/base units with surrounding tiling, plumbing for washing machine and dishwasher, gas point for a cooker and a window to the front.

Bedroom 1 12'3 x 10'6



Window to rear giving rural views, opening to En-suite shower room

En-Suite



Fitted shower cubicle, wash hand basin + WC

Bedroom 2 9'9 x 8'6



Window to front, laminate flooring.

Bedroom 3 13'5 x 8'6

Window to front

Bathroom 7'3 x 5'5



Window to side, matching white three-piece suite with surrounding tiling.

Rear Garden 41'



Mostly laid to lawn, newly laid paved patio area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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