



## Leonard Road

Greatstone TN28 8RU

- Detached Bungalow
- Close To Seafront
- Separate Utility Room
- Attractive Front & Rear Gardens
- Electric Car Charging Point
- Three Bedrooms
- Modern Fitted Kitchen & Bathroom
- Spacious Lounge/Diner
- Generous Gravelled Driveway
- No Onward Chain

**Offers In Excess Of £350,000 Freehold**







Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow located in a popular residential area within walking distance of the seafront. The accommodation comprises a reception hall, spacious lounge/diner, three bedrooms (one currently used as a separate dining room), a modern kitchen and separate utility room, and a bathroom. Outside, there are attractively landscaped front and rear gardens, as well as a generous gravelled driveway with off-road parking space for three cars and an electric car charging point. In addition there is a garage storeroom, and the loft has recently been fully insulated and boarded, creating an extra storage space conveniently accessed via retractable wooden steps. Being sold with the advantage of no onward chain, an early viewing comes highly recommended.

Located in a popular residential road in Greatstone within walking distance of the dunes and seafront. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

#### Side Entrance

With outdoor wall light, composite front door with frosted double glazed panels, opening to reception hall.

#### Reception Hall

With wood effect laminate flooring heating thermostat, built-in airing cupboard with hot water cylinder, fitted shelving and heating control panel, radiator, loft hatch with retractable wooden steps accessing a recently fully boarded and insulated loft room providing ample additional storage space. There is also a Vaillant gas-fired boiler installed in the loft space.

#### Lounge/Diner 19'2 x 16'4 (max points)

A spacious 'L' shaped room with two front aspect and two side aspect UPVC double glazed windows, large hatch through to kitchen, two radiators.

**Kitchen 9'4 x 9'4**

With side aspect UPVC double glazed window and frosted double glazed back door, range of grey gloss finish store cupboards and drawers, square edge fitted worktops, inset ceramic one and a half bowl sink/drain with mixer tap over, large hatch through to lounge/diner with pendant lighting, four ring electric ceramic hob with splashback and extractor canopy over and electric oven under, recessed space for American style fridge/freezer with store cupboards over, space and plumbing for dishwasher, tile effect vinyl flooring.

**Bathroom 7'10 x 6'3**

With two UPVC frosted double glazed windows, panelled bath with mixer tap and shower attachment, Aqualisa rainfall shower and separate hand-held shower over, shower curtain rail, fitted vanity unit comprising shelf with inset wash hand basin and mixer tap, WC with concealed cistern, wood effect drawer and store cabinets, recessed downlighters, wood effect herringbone style vinyl flooring, chrome effect heated towel rail.

**Bedroom 11'11 x 9'4**

With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator.

**Bedroom 9'4 x 8'11 (max points)**

With side aspect UPVC double glazed window, radiator.

**Bedroom 12' x 9'4**

Currently used as a dining room, with rear aspect UPVC double glazed bi-fold doors to garden, wood effect laminate flooring, radiator, door to utility room.

**Utility Room 10'7 x 8'3**

Formerly part of the garage, with rear aspect UPVC double glazed window looking onto rear garden, UPVC frosted double glazed back door to garden, fitted wood effect worktops and range of store cupboards, inset ceramic double bowl sink with mixer tap over, space and plumbing for washing machine and tumble dryer, recessed downlighters, tile effect vinyl flooring, vertical radiator.

**Garage Store Room 9'1 x 5'8**

A useful store room with up and over garage door, gas and electric meters, consumer unit, power and light.

**Outside:**

To the front of the property is a lawned garden and a gravelled driveway offering off-road parking for three cars and an electric car charging point. There is gated side access leading through to the attractive rear garden which is mostly laid to lawn, with a wooden terrace and pergola over, and raised shrub beds. There is a garden shed to the rear and a water butt.

**Agent's Note:**

Please note, the property is not currently connected to mains drainage.







Total floor area 97.9 sq.m. (1,054 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.