



GARAGE
APPROX. FLOOR AREA
321 SQ.FT.
(29.81 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
716 SQ.FT.
(66.52 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
689 SQ.FT.
(64.05 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
387 SQ.FT.
(35.97 SQ.M.)

TOTAL APPROX. FLOOR AREA 2113 SQ.FT. (196.35 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wingate Close
Snodland ME6 5FZ
Offers Over £650,000

Tenure: Freehold

Council tax band: F



We are proud to introduce this stunning 5 bedroom detached house with beautiful lake views situated on the desirable Holborough Lakes development.

This immaculate accommodation comprises 5 double bedrooms, Master with balcony over looking the lake, 2 x ensuites, family bathroom and WC. It has a Lounge/diner as well as separate sitting room. It has a double garage with parking spaces and garden and ample storage.

Modern in design and well presented, this home would suit the growing family.

This show home property ticks every box, call now to arrange your viewing.

- Stunning 5 bedroom detached house
- Beautiful lake views situated on the desirable Holborough Lakes development
- 5 double bedrooms
- Master with balcony over looking the lake
- 2 x Ensuite, family bathroom and WC
- Lounge/diner as well as separate sitting room
- Double garage with parking spaces
- Garden and ample storage



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 85 | 92 | | |

Energy Efficiency Rating: 85 (Current), 92 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly shown in the image).

LOCAL INFORMATION FOR HOLBOROUGH LAKES

Holborough Lakes is an award winning community on the edge of the Kent Downs. The development has its own 'Good' Ofsted rated primary school, a Creche, Village Hall and M&S Simply Food as well as being in the catchment area for a wide range of highly rated secondary schools all easily accessible with the transport links. For the more active there is an onsite resident gym, free to use to owners (subject to induction).

Its located for both the M20 and M2 for easy access to the M25. Rail connections are provided at the nearby Snodland railway station, which benefits from High Speed Commuter trains to St Pancras inside 45 minutes (via Ebbsfleet and Stratford International).

ADDITIONAL INFORMATION

Freehold
Council Tax Band F
EPC Rating B

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

