



32 Farmers Close, Leeds, Maidstone, ME17 1SB
Offers In Excess Of £325,000



Nestled within the sought-after village of Leeds, in Maidstone, this beautifully extended and contemporarily renovated three-bedroom terraced house awaits.

Upon entering, a charming stepped path guides you through the front garden to the entrance hall, providing access to the well proportioned sitting room, a modern open plan kitchen/dining/family area, a convenient utility room, and a downstairs W.C. Venturing upstairs reveals three generously sized bedrooms and a modern family bathroom.

Outside, the front garden welcomes you with attractive slate and elegant shrub-lined border. The rear garden, complete with a lush lawn and a decked seating area, features a sizable shed and is perfectly complemented by a rear gate leading to the playing field beyond, providing additional space ideal for entertaining larger gatherings. Residents parking is available to the front of the property, whilst the front garden lends itself to a possible driveway, subject to planning. Tenure: Freehold. Council Tax Band: C. EPC Rating: C.



LOCATION

The charming village of Leeds, known for its picturesque castle and expansive grounds, is home to a church, primary school, and inn. Nearby, the Ledian Gardens complex offers a range of amenities including a shop, restaurant, swimming pool, spa, gym, and hair salon. Maidstone, the county town of Kent, is located approximately 5 miles away and boasts excellent shopping options, senior and grammar schools, as well as two train stations connecting to London. Sutton Valence Independent School is just 3 miles away, with additional train stations in the neighbouring villages of Hollingbourne, Bearsted, and Headcorn, around 6 miles away. A bus service provides transportation, and easy access to the motorway network links the area to London and Channel Ports.

ACCOMMODATION

Ground Floor:

Entrance Hall

Sitting Room

Open plan Kitchen/Dining/Family Area

Utility Room

W.C.

First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom


EXTERNALLY

Front Garden

Rear Garden

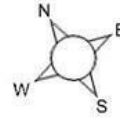
VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Leeds, Maidstone, Kent
Approximate Gross Internal Area
Main House = 1054 Sq Ft/98 Sq M
Outbuilding = 44 Sq Ft/4 Sq M
Total = 1098 Sq Ft/102 Sq M



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