



## 1 Limehouse Court

Sittingbourne, ME10 3TQ

Greenleaf Property Services are pleased to offer to the market this immaculately presented family home, situated on the sought-after development of Great East Hall, Sittingbourne. The current vendors have maintained the property to a high standard during their ownership, indeed properties in this condition and location are rarely available.

The accommodation comprises of entrance hall, cloakroom W/C, lounge/dining room and modern fitted kitchen/breakfast room with integrated appliances. To the first floor there are three good size bedrooms with the master bedroom having an en-suite shower room W/C and family bathroom W/C. This beautiful family home also boasts a garage to the side, off road parking and a good size rear garden.

Great East Hall is in a popular part of town with easy access to the A249 which links the town to the M2 and M20 motorways for London and Kent coasts. Sittingbourne town centre is in close proximity and offers an abundance of shops restaurants and bars, along with a mainline station for commuters.

EPC GRADE C/COUNCIL TAX BAND C/FREEHOLD

**Offers In Excess Of £300,000**

# 1 Limehouse Court

Sittingbourne, ME10 3TQ



- POPULAR MODERN DEVELOPMENT
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM W/C
- FIRST FLOOR BATHROOM W/C
- ENSUITE SHOWER ROOM W/C
- GARAGE TO SIDE
- EPC GRADE C
- COUNCIL TAX BAND C

## Entrance Hall

10'11" x 3'8" (3.33 x 1.12)

## Cloakroom W/C

## Lounge/Dining Room

17'11" x 12'5" (5.47 x 3.81)

## Kitchen/Breakfast Room

10'11" x 11'2" (3.33 x 3.41)

## First Floor Landing

## Bedroom

11'11" x 7'8" (3.64 x 2.35)

## Ensuite Shower Room W/C

## Bedroom

10'7" x 8'5" (3.25 x 2.57)

## Bedroom

8'5" x 6'9" (2.57 x 2.06)

## Bathroom W/C

7'8" x 6'7" (2.35 x 2.02)

## Rear Garden

## Garage

To side with up and over door.

## Off Road Parking

To front of garage.

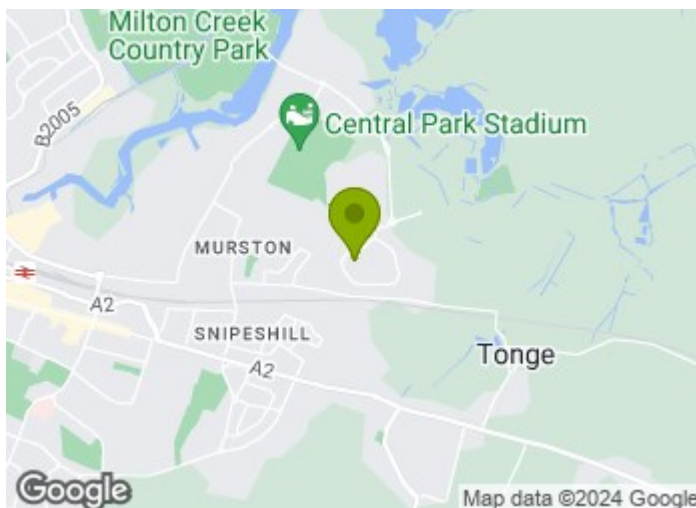
## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require

clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

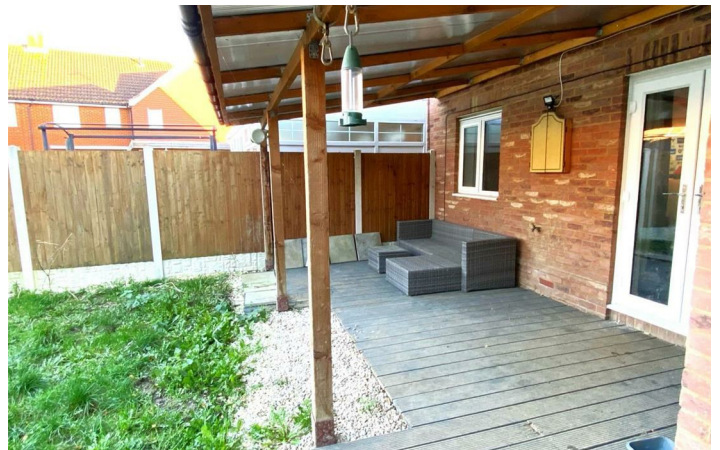
## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



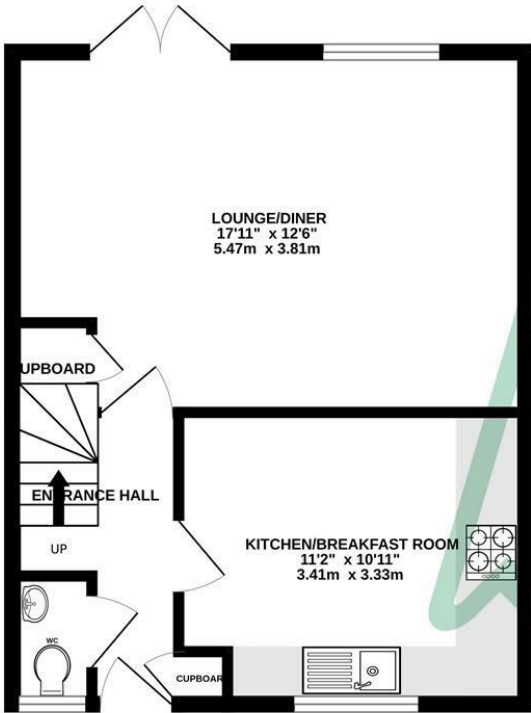
## Directions

Tel: 01634730672

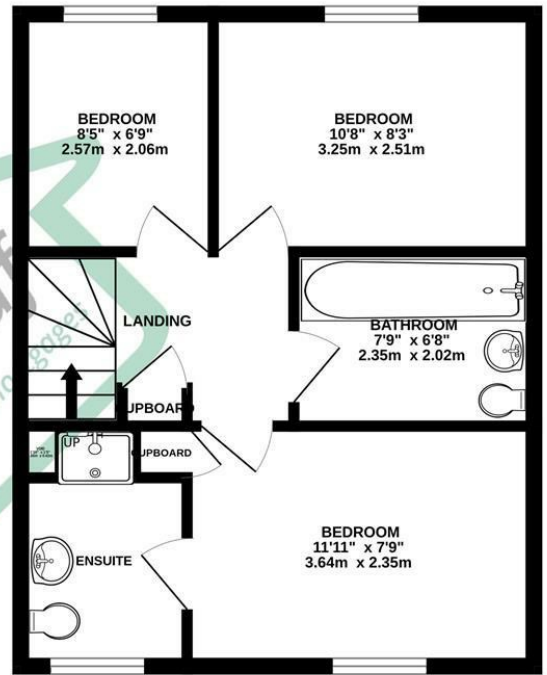




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	89	EU Directive 2002/91/EC	76
England & Wales		England & Wales	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.