

1 Lincoln Road, Maidstone, ME15 7JH Price Guide £320,000 - £340,000





PRICE GUIDE: £320,000 - £340,000. No forward chain. The property is situated in a prominent setting on this very popular residential development. Shepway has excellent local amenities surrounding it and is within two miles of the town centre itself. Maidstone provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a spacious three bedroom semi-detached family house situated on a generous plot and benefits from double glazing and gas fired central heating. Internal inspection is recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D Council tax band: C Tenure: freehold









GROUND FLOOR:

Double glazed entrance door to ...

Entrance Porch

Further part glazed door to ...

Entrance Hall: 10'7 x 6'7 (3.23m x 2.01m)

Staircase to first floor. Understairs cupboard concealing gas and electric meters.

Lounge: 14'8 maximum x 13'2 (4.47m maximum x

4.01m)

Double glazed window to the front elevation. Central fireplace with electric coal effect fire. Recessed cupboards and display shelving.

Dining Room: 9'10 x 9'5 (3.00m x 2.87m)

Glass fronted recessed display. Double glazed double doors opening to the garden.

Kitchen: 10'1 x 9'10 (3.07m x 3.00m)

Good range of work surfaces with cupboards, drawers and space under. Inset one and a half bowl sink unit with cupboards beneath. Flavel oven, 4-ring gas hob. Range of wall cupboards. Heated towel rail. Cupboard concealing Potterton boiler serving central heating and domestic hot water. Part tiled walls. Door to dining room

FIRST FLOOR:

Landing

Access to roof space.

Bedroom 1: 14'9 x 9'10 (4.50m x 3.00m)

Double glazed window to the front elevation. Built in wardrobe cupboards.

Bedroom 2: 10'6 x 9'10 (3.20m x 3.00m)

Double glazed window to the rear elevation. Airing cupboard housing hot water tank. Built in wardrobe cupboards with cupboards over.

Bedroom 3: 10'3 x 9'7 (3.12m x 2.92m)

Double glazed window to the front elevation. Built in wardrobe cupboards. Shelved cupboard.

Family Bathroom: 7' x 5'6 (2.13m x 1.68m)

Pedestal wash hand basin. Low-level WC. Panelled bath with mixer tap and shower attachment. Tiled walls. Pine clad ceiling. Inset ceiling lighting. Double glazed window to the rear elevation.

EXTERNALLY:

The property is situated with a generous front garden, measuring in depth some 40'. Wrought iron double gates open to a concrete and shingled driveway providing very extensive parking. The front garden is laid to lawn. A side gate leads to the rear garden which extends in dept to about 60'. The gardens require cultivation. There are a number of mature shrubs. Set

within the garden is a garden store, garden shed and greenhouse.

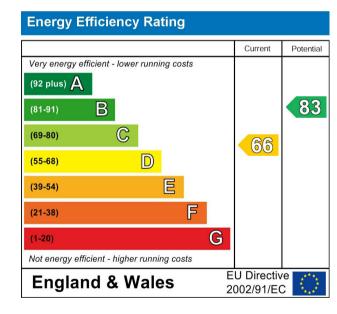
VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A274 Sutton Road. Turn left into Northumberland Road, second left into Lincoln Road, where the property will be found on the corner.



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Ground Floor First Floor Bedroom 1 Bedroom 3 4.49m x 3.00m (14'9" x 9'10") 3.12m x 2.93m (10'3" x 9'7") Lounge 4.48m (14'8") max x 4.00m (13'2") Dining Room 3.00m x 2.86m (9'10" x 9'5") Bedroom 2 3.00m x 3.20m (9'10" x 10'6") Kitchen 3.00m x 3.07m (9'10" x 10'1") Bathroom 1.68m x 2.13m (5'6" x 7') Store

Total area: approx. 94.1 sq. metres (1013.1 sq. feet)





