



**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

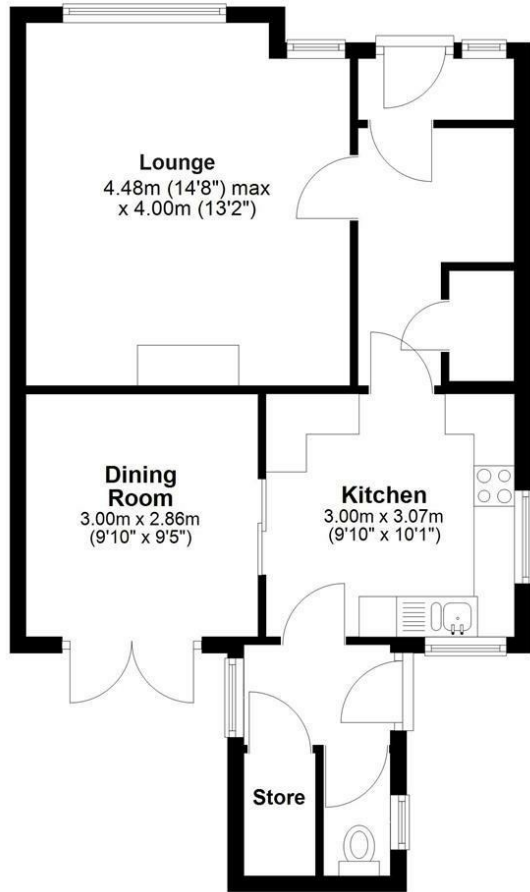
### DIRECTIONS

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.

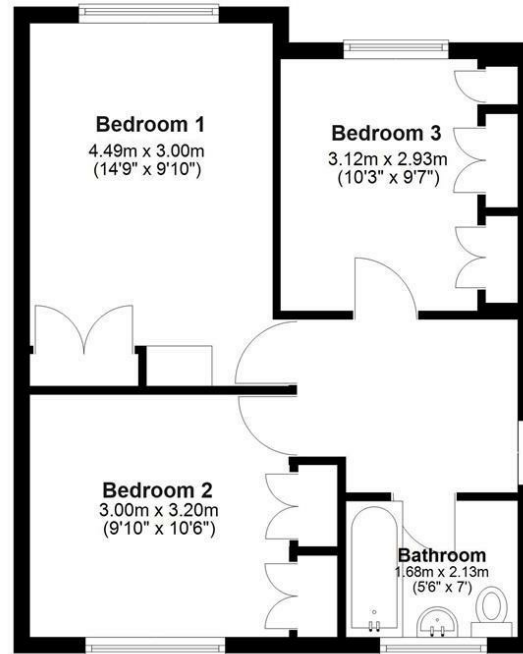
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



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

