



Lincoln Road, Maidstone, Kent, ME15 7JH
Offers In The Region Of £300,000

The property is situated on a very popular residential development that lies close to Maidstone town centre. The immediate area has excellent local amenities with the county town itself providing a wide range of shopping, educational and social facilities.

The property comprises a three bedroom semi-detached family house which is being offered for sale for the first time with our clients family living there for 59 years. The house itself has attractive rendered elevations under a tiled roof and benefits from gas fired central heating and double glazing. The house does require some refurbishment. There is a lovely garden to the rear. An internal inspection is thoroughly recommended by the sole selling agents. Tenure: Freehold. EPC Rating: Awaited. Council Tax Band: C.



ACCOMMODATION

Ground Floor:

Double glazed entrance door to ...

Entrance Porch

Further double glazed door to ...

Reception Hall

Staircase to first floor. Under stairs cupboard.

Sitting Room

Double glazed window to front elevation. Door to ...

Dining Room

Two wall light points. Double glazed double doors opening to garden. Door to ...

Kitchen

Range of work surfaces with cupboards, drawers and space beneath. Inset single drainer sink unit with cupboards under. Range of wall cupboards. Built-in cupboard. Wall-mounted Alpha gas fired boiler serving central heating and domestic hot water. Glazed panelled door to covered area with part-glazed door to front and glazed door to rear. Fitted shelving.

First Floor:

Landing

Access to insulated roof space.

Bedroom One

Double glazed window to front elevation. Small fireplace. Built-in cupboards.

Bedroom Two

Double glazed window to rear elevation. Built-in cupboard.

Bedroom Three

Double glazed window to front elevation. Built-in cupboard.

Wet Room

Tiled shower area with Mira shower unit. Wash hand basin. Airing cupboard housing hot water tank. Double glazed window to side elevation.

Separate WC

Low level WC.

EXTERNALLY

A brick paver driveway provides excellent parking. The driveway continuing to the side of the house. The FRONT GARDEN is laid to lawn with flower borders. Neat hedging to the front boundary. The REAR GARDEN is a very good size extending in depth to approximately 70'. A pathway leads through the garden flanked by lawn. Flower borders. Attractive raised fish pond. Set in the garden is a useful outbuilding providing two storage areas and garden WC.

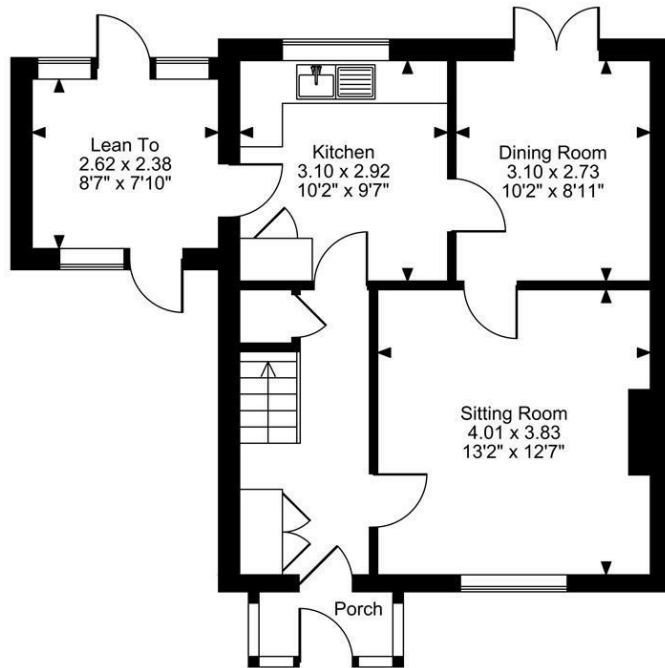
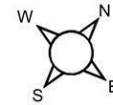
VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

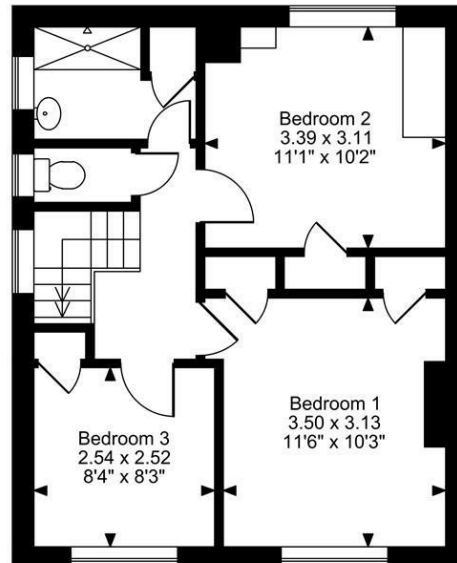
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	

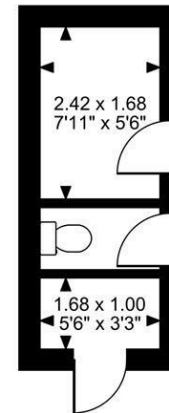
Lincoln Road, Maidstone
 Approximate Gross Internal Area
 Main House = 1003 Sq Ft/93 Sq M
 Outbuilding = 82 Sq Ft/8 Sq M
 Total = 1085 Sq Ft/101 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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