



Jenkinson realestates

Gore Lane | Eastry

Sandwich

Asking Price £449,995

# Freehold

Energy Performance Rating = B

Detached Home

Offering Four Bedrooms

Front and Rear Gardens

Parking to Rear

Two En-Suites

No Onward Chain Complications

Jenkinson Estates are pleased to bring to the market this detached home situated in the semi rural location of Gore Lane, Eastry. This property comes to the market with no onward chain complications and really must be seen to be appreciated. Accessed into a spacious hallway, the ground floor offers a living / dining room that is over 24ft in length, a kitchen / breakfast room and a separate utility room. This level is completed with a W.C. The first floor continues to impress with three bedrooms, two having built in storage and one having the bonus of a en-suite shower room. The family bathroom, which completes this level, offers a four piece suite. The property is completed with the final bedroom, located on the second floor and again, having an en-suite shower room. Externally the property has front and rear gardens, with gated side and rear access. To the rear there is hard standing for two cars. The property is double glazed and has a gas fired central heating system. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



Council Tax Band F





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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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



**Accommodation**

Entrance Via;  
Hallway  
Living / Dining Room  
24'7" x 12'1" (7.49m x 3.68m)  
Kitchen / Breakfast Room  
17'1" x 9'1" (5.21m x 2.77m)  
Utility Room  
8'6" x 5'7" (2.59m x 1.70m)  
Ground Floor W.C.

First Floor Landing  
Bedroom One  
12'2" x 11'5" (3.71m x 3.48m)  
En-Suite Shower Room  
7'8" x 6'0" (2.34m x 1.83m)

Bedroom Three  
13'2" x 9'1" (4.01m x 2.77m)  
Bedroom Four  
10'9" x 8'9" (3.28m x 2.67m)  
Family Bathroom  
9'1" x 7'2" (2.77m x 2.18m)  
Second Floor  
Bedroom Two  
19'0" (Max) x 13'5" (Max) (5.79m x 4.09m)  
En-Suite Shower Room  
10'4" x 4'2" (3.15m x 1.27m)

Front and Rear Gardens

Parking to Rear

