



29, Wantsume Lees,  
Sandwich, CT13 9JF  
£429,000

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# 29 Wantsume Lees, Sandwich

A well presented detached three bedroom family home located in a quiet cul-de-sac with off road parking, beautifully manicured gardens and an extended garage

## Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

## The Property

A lovely family home offering light, spacious and well configured accommodation which comprises; entrance hall, 'L' shaped open-plan sitting / dining room with rear patio doors leading out into the garden and patio area, fitted kitchen, ground floor cloakroom, three double bedrooms and a family bathroom. The property also benefits from gas fired central heating and sealed unit double glazing.

## Outside

Tucked away and occupying a corner plot, there is a driveway leading to the extended garage which allows off road parking for 2/3 cars. The garden is presented in immaculate order and is mainly laid to lawn with an established variety of tree, shrub and flower borders. The fence enclosure and position of the garden offers good privacy. A door leads into the garage, the rear of which is currently used as a utility and there is ample room for storage.

## Services

All main services are understood to be connected to the property.

## Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ

## Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

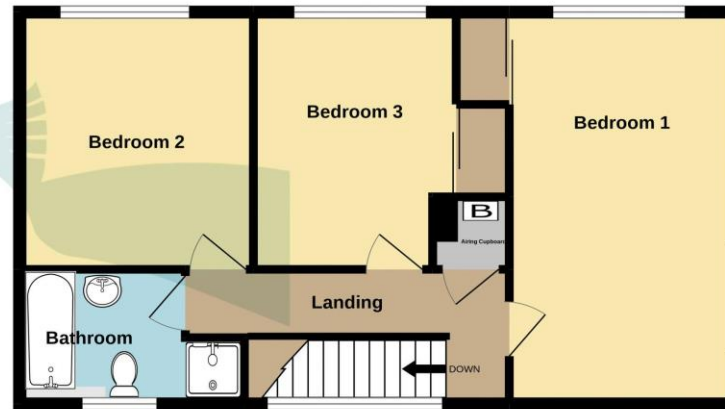
Ground floor  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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1st floor  
566 sq.ft. (52.6 sq.m.) approx.



Entrance Hallway

Cloakroom

Kitchen

11' 4" x 8' 10" (3.45m x 2.69m)

Sitting Room/Dining Room

22' 11" x 18' 0" (6.98m x 5.48m) max

First Floor Landing

Bedroom One

18' 0" x 10' 0" (5.48m x 3.05m)

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom Three

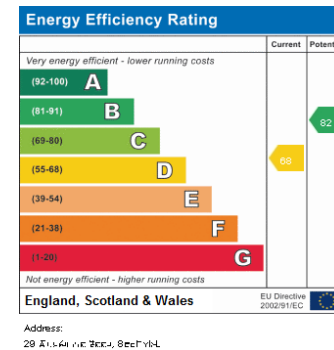
11' 5" x 9' 0" (3.48m x 2.74m)

Bathroom

10' 0" x 6' 1" (3.05m x 1.85m)

Garage/Workshop

23' 1" x 11' 9" (7.03m x 3.58m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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