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**FOR SALE**

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Colonels Lane  
Boughton-Under-Blean Faversham



# Colonels Lane Boughton-Under-Blean Faversham ME13 9ST

for sale  
**£325,000 - £340,00**



Very well presented and ready to move in to, this deceptively spacious, three bedroom, semi detached home is set in the ever popular village of Boughton-under-Blean. The village is located between Canterbury and Faversham providing convenient access to both via the A2 and M2 main roads along with regular bus routes. There is a local village store, pub and primary school well within walking distance too.

The home itself opens through a porchway to the main hallway leading to a generous, open plan living dining room. There are double doors overlooking the rear garden and access to the modern fitted kitchen. To the rear of the home is a separate utility area and a useful room offering flexible accommodation as a bedroom, study or garden room.

To the first floor there are three bedrooms, two of which enjoy their own built in wardrobe space and a modern bathroom with matching suite of bath and overhead shower, WC and washbasin. The loft area is also fully boarded with sky light windows, ideal for storage or office area.

The home also boasts ample garden spaces to the front and rear along with off road parking for multiple vehicles to the front and access to a detached garage that has been split in two; the front being for storage, the rear has a fully powered area ideal as a workshop or for further storage.



## ACCOMMODATION

### Entrance Porch

Door to front.

### Entrance Hall

### Lounge/Dining Room

24' 11" x 11' 11" >10'5 (7.59m x 3.63m >10'5)  
Window. Radiator, Double Doors to rear.  
Laminate walnut wood-effect flooring.

### Kitchen

10' 10" x 8' 4" (3.30m x 2.54m)  
Fitted kitchen with wall & base units.  
Sink/drain/ Window.

### Utility Room

7' 6" x 5' 9" (2.29m x 1.75m)  
Window. Access to garden. Space for  
washing machine, fridge/freezer and tumble  
dryer. Work surfaces.

### Study

7' 8" x 7' 6" (2.34m x 2.29m)  
Dual aspect windows.

### First Floor Landing

Access to loft. Window. Carpet.

### Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m)  
Window. Carpet. Radiator. Dressing area in  
cupboard space.

### Bedroom Two

10' 11" x 9' 5" ( 3.33m x 2.87m )  
Window. Laminated floor. Radiator.

### Bedroom Three

8' 11" x 7' 7" ( 2.72m x 2.31m )  
Window

### Bathroom

Window. Suite of WC, washbasin in vanity  
unit and bath with overhead shower.

### Outside

Terraced rear garden on three levels with a  
rockery.

### Garage Split Into Two Sections

### Front Section

7' x 7' 5" ( 2.13m x 2.26m )  
up and over door

### Rear Section

7' x 7' 5" ( 2.13m x 2.26m )



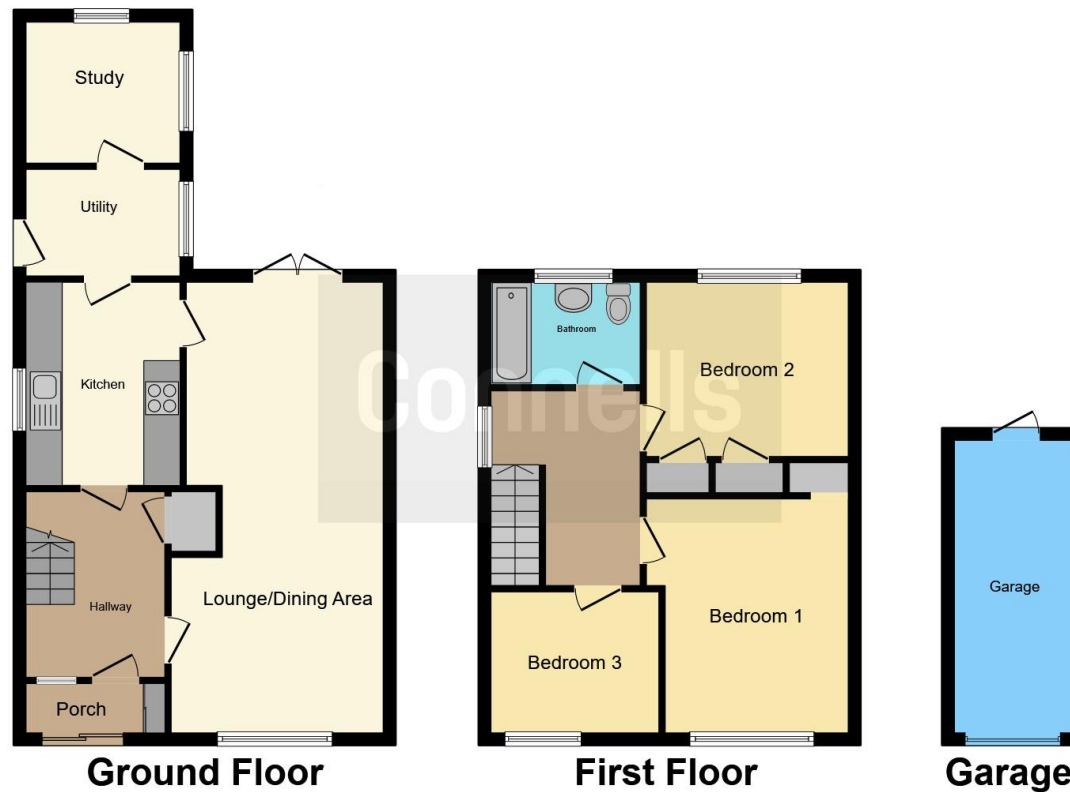












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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