



SAXON SHORE
— ESTATE AGENTS —



Bogle Cottage Lynsted Lane, Sittingbourne, ME9 0EN Offers in excess of £650,000

Welcome to this charming property located on Lynsted Lane in the popular village of Lynsted. This spacious detached house boasts period charm and is a must-see for anyone looking for a new home in a peaceful location whilst still within easy reach of local amenities and excellent transport links.

As you step inside you will find a useful boot room/entrance lobby - a perfect place to remove your outdoor wear without making any mess in the home. A WC sits off this. From here, you walk through the kitchen and into a spacious reception room with large open fire place. A peaceful dining room/home office completes the ground floor accommodation. Downstairs is a useful cellar, ideal for storage.

Upstairs are the family bathroom and four bedrooms - the master with dual aspect and the second bedroom having en suite. There are a wealth of period features throughout with exposed beams and brick work giving the home a lovely family feel.

Outside are two main garden areas. One being a private smaller space with a charming summer house. The ideal space to unwind and relax with family and friends. A larger garden area

Cellar
11'0" x 9'8" (3.37 x 2.97)



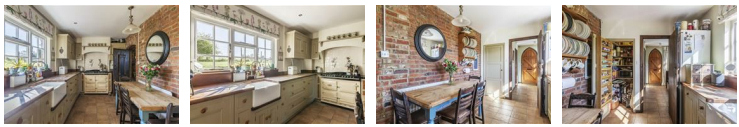
Entrance Hall



WC



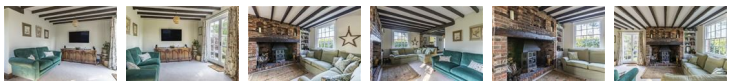
Kitchen
8'2" x 15'2" (2.5 x 4.64)



Dining Room
14'0" x 15'2" (4.27 x 4.64)



Living Room
20'0" x 10'9" (6.11 x 3.30)



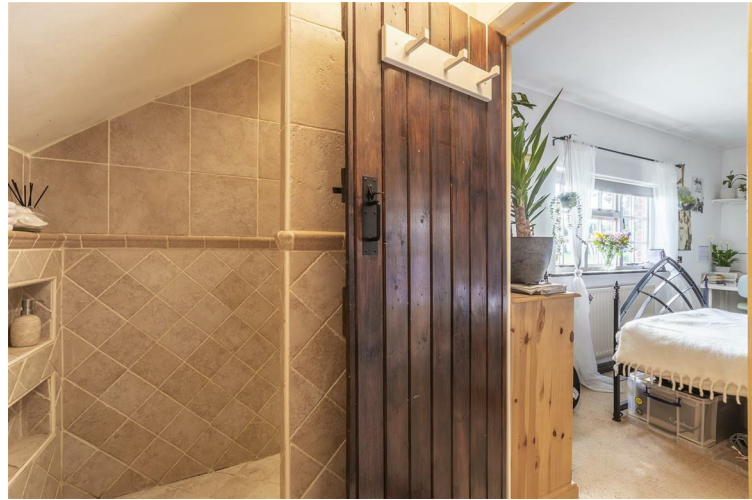
Reception Room
11'0" x 9'8" (3.37 x 2.97)



Bedroom 1
8'2" x 13'4" (2.5 x 4.08)



Ensuite
4'9" x 8'2" (1.46 x 2.49)



Bedroom 2
20'0" x 10'9" (6.11 x 3.30)



Bedroom 3
11'0" x 9'8" (3.37 x 2.97)



Bedroom 4
7'8" x 9'2" (2.35 x 2.8)



Bathroom

8'2" x 5'5" (2.5 x 1.66)



Summer House



Garage



Garden



BASEMENT
11.9 sq.m. (128 sq.ft.) approx.

GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.

1ST FLOOR
63.4 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA : 138.1 sq.m. (1487 sq.ft.) 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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