



School Lane, Iwade, Sittingbourne





\*\*\* Guide Price £760,000 - £800,000 \*\*\*

Welcome to this stunning property located on School Lane in the charming village of Iwade, Sittingbourne. This impressive house boasts two spacious reception rooms, a gym, utility room, boot room, and a walk in pantry and offers plenty of space for entertaining guests or simply relaxing with your family.

With a total of six generously sized bedrooms, there is no shortage of space for everyone in the family to have their own sanctuary. The three bathrooms ensure that there will be no more waiting in line during the morning rush, adding convenience to your daily routine.

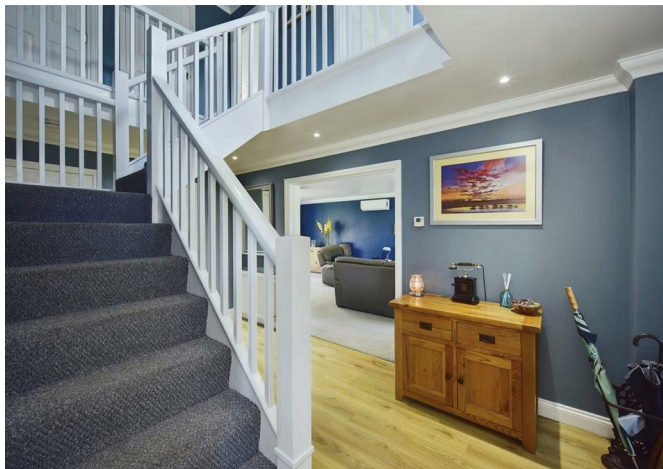
Built between 2000-2009, this property combines modern amenities with the charm of a well-established home. The perfect blend of contemporary design and timeless elegance awaits you in every corner of this house.

Imagine the possibilities that this property holds - from cosy family gatherings in the reception rooms to peaceful nights in the six inviting bedrooms. The three bathrooms add a touch of luxury to your everyday life, making this house a true gem in the heart of Iwade.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and step into the future of comfortable living in this beautiful property on School Lane.

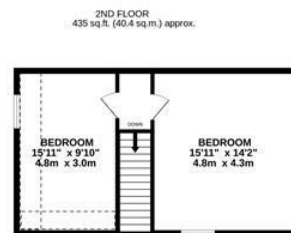
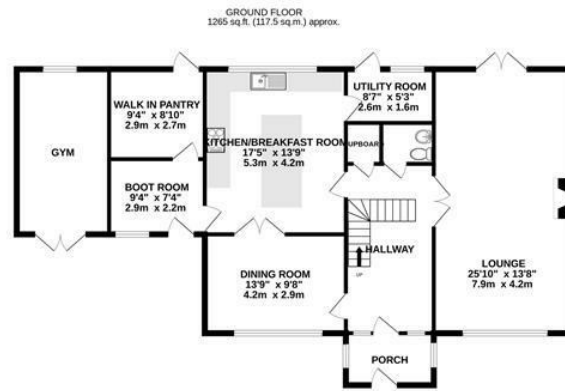
## Price Range £760,000

- Six Bedroom Detached House
- Located on the Edge of the popular village of Iwade
- Gym, Boot Room, and Utility Room
- Spacious Lounge
- Amble room for the growing Family
- Plenty of Road Parking
- En-Suite Shower Room to the Master Bedroom
- Freehold
- Council Tax Band - F
- EPC Rating - C (77)









TOTAL FLOOR AREA : 2681 sq.ft. (249.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.