



The Fieldings, Sittingbourne

Asking Price £480,000



## Key Features

- 3 Bedroom Linked Detached House
- Spacious Lounge
- Modern Kitchen/Diner
- Three Double Bedrooms
- Private Garden
- Off-Street Parking & Garage
- Cul-de-Sac Location
- Convenient Amenities
- EPC Awaiting
- Council Tax Band E

## Property Summary

Tucked away in a quiet cul-de-sac in sought-after south Sittingbourne, this beautifully presented three-bedroom link-detached home offers the ideal step up for growing households or first-time movers seeking space, style, and practicality in equal measure.





### Lounge

21'4 x 11'10

### Kitchen / Diner

22'3 x 13'0

### Downstairs W/C

### Bedroom One

11'6 x 10'6

### Bedroom Two

11'2 x 7'3

### Bedroom Three

10'6 x 7'7

### Bathroom

8'10 x 5'11

### Property Overview

The property benefits from off-street parking for two cars and a private garage, adding day-to-day convenience. Inside, you'll find a spacious 21'4 x 11'10 lounge, filled with natural light and offering flexible room for relaxing and entertaining. To the rear, a modern kitchen/diner opens into a stylish single-storey extension, complete with two skylights and double doors that lead directly into the private rear garden. This light-filled space is perfect for family mealtimes, weekend hosting, or simply enjoying a peaceful outlook.

The ground floor also includes a handy downstairs W/C, while upstairs you'll find three generously sized double bedrooms and a family bathroom—ideal for those who need space to grow or accommodate guests or home working.

The garden is both spacious and private, offering a safe place for children to play, pets to roam, or outdoor entertaining in the warmer months.

Located in a well-regarded residential pocket, close to local schools, parks, and commuter links, this home is a fantastic opportunity for buyers looking for their next chapter in a safe, stylish, and convenient setting.



### About The Area

Situated in a peaceful cul-de-sac in south Sittingbourne, The Fieldings offers a family-friendly environment ideal for first-time buyers and young families. The area is characterized by well-maintained homes and a strong sense of community, providing a safe and welcoming atmosphere.

Families benefit from proximity to several reputable schools. The Sittingbourne School is approximately 1.1 miles away. Borden Grammar School is about 0.6 miles away, and Westlands School is approximately 1.1 miles from the property. Residents have easy access to a variety of local amenities. The Forum Shopping Centre, located around 0.6 miles away, offers a range of shops, supermarkets, and eateries. Healthcare facilities, including the Memorial Medical Centre, are conveniently located approximately 470 yards from the property.

The area boasts excellent transport links. Sittingbourne railway station is approximately 0.6 miles away, offering regular services to London and the Kent coast. Major roadways, including the A2 and M2, are easily accessible, facilitating travel by car.

For leisure and recreation, residents can enjoy nearby parks and green spaces, such as Milton Creek Country Park, perfect for outdoor activities and family outings.

In summary, The Fieldings in Sittingbourne presents an ideal location for those seeking a balanced lifestyle, combining the tranquility of suburban living with the convenience of urban amenities.

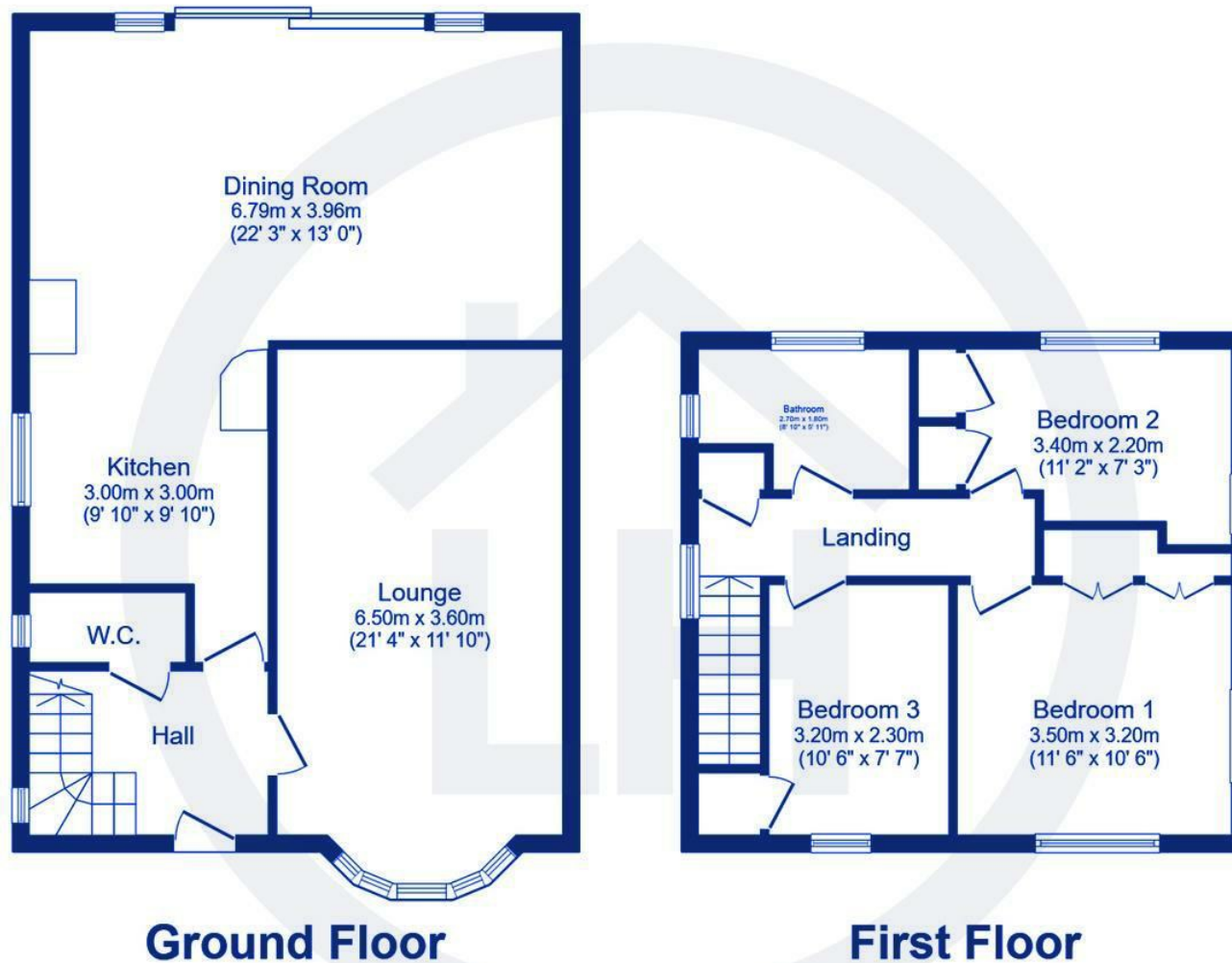
### About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

**Let's Keep It Local. Let's Keep It Lamborn Hill**





Total floor area 113.0 sq.m. (1,216 sq.ft.) approx

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

[sittingbourne@lambornhill.com](mailto:sittingbourne@lambornhill.com)

[www.lambornhill.com](http://www.lambornhill.com)

