



Lonsdale Drive, Sittingbourne

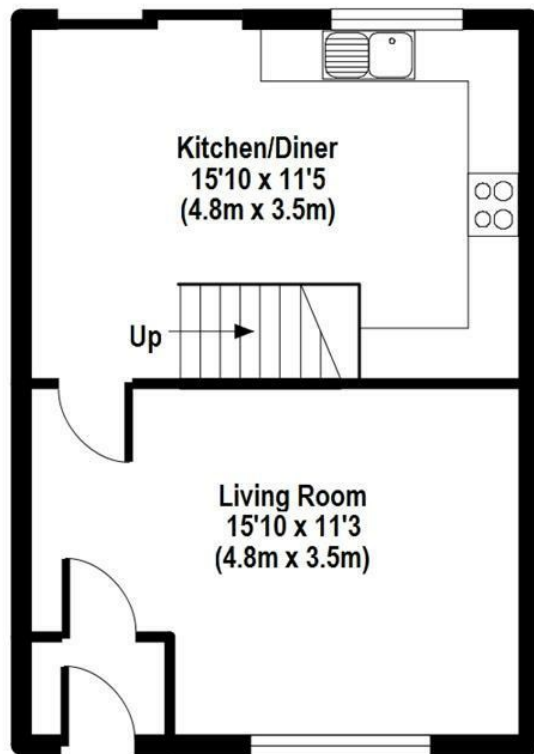
THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED IN THE POPULAR GROVE PARK ESTATE. Firstly this property's, location is superb for the growing family with both Primary and Secondary Schools located within close proximity. The house itself is located within a cul de sac location but still maintains good links with the A2, A249 and the M2. The accommodation of the property is laid out over two floors, firstly you are greeted with a good size Porch which leads on to a spacious Lounge. To the rear of the property there is an open plan Kitchen / Diner which in turns over looks the rear garden. To the first floor there are three good size Bedrooms consisting of two nice size doubles and a good size single. The family Bathroom is presented to a modern standard and finished in a brilliant white finish with a vanity style wash hand basin. The rear Garden is designed with low maintenance in mind and is finished with artificial grass, decking and a good size shed. To the front there is a pathway leading to front door and a small lawned area. Lastly, and situated nearby is a Garage (en block). To arrange your viewing appointment please get in touch with us at the office.

Guide price £250,000

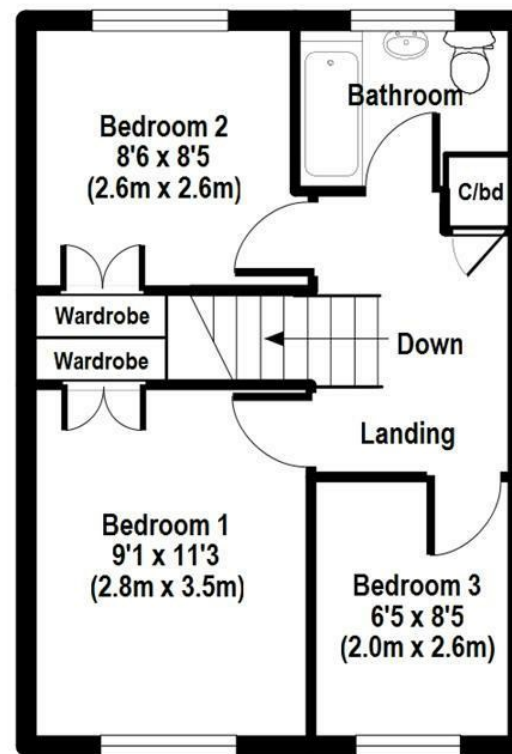
- Three Bedroom Semi Detached House
- Popular Grove Park Location
- Spacious Lounge
- Open Plan Kitchen / Diner
- Modern Fitted Bathroom
- Low Maintenance Rear Garden
- Garage En-Block
- EPC Rating - D (56)







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 712.11 sq. ft / 66.18 sq. m

Lonsdale Drive

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ 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.

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