



81 Spot Lane
Bearsted, Maidstone
ME15 8PF

Guide Price £550,000 to £575,000

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Maidstone
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Description

Superb opportunity to purchase this non estate detached chalet house with great scope and potential to extend, set amidst a large plot. Enjoying a 83ft road frontage and a 75 ft rear garden, plus an additional side garden. Originally built in the 1930's and owned by the present owners for 70 years. Much loved and well maintained, within easy access of excellent local amenities.

Location

Located in this well established and convenient non-estate position, close to a good selection of local amenities on Egremont Road and on the Ashford Road, within a quarter of a mile, with shops and Tesco Express, post office, chemist and medical centre. Close to Madginford Primary School, which is rated 'Good' by Ofsted. The village also boasts a beautiful village green, flanked gastro pubs and a mainline railway station connected to London. To the east of the village is the Woodlands Trust with it's 26 acres of amenity land for all to enjoy. Maidstone town centre maybe easily accessed by regular bus services from the Ashford Road and is some two miles distant. The County town offers a wider selection of amenities including two museums, theatre, County library and two further railway stations connected to London. To the east of the County town is Mote Park, with it's 450 acres, boating lake, leisure centre and municipal swimming pool.

Council Tax Band

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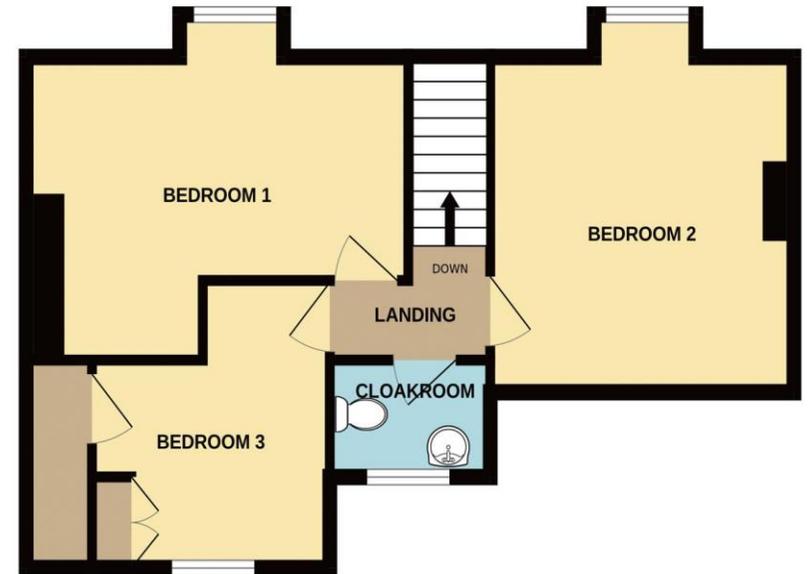
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

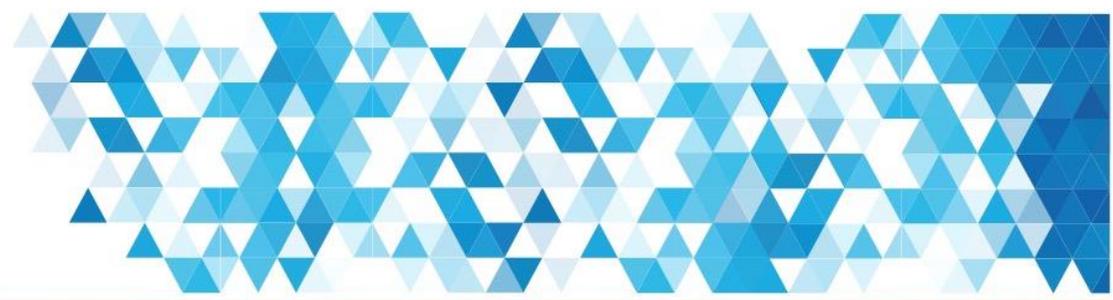
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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ON THE GROUND FLOOR

ENTRANCE HALL 15' 6" x 7' 4" (4.72m x 2.23m)

Half glazed entrance door and glazed side panels, staircase to first floor.

THROUGH LOUNGE 21' 0" x 11' 9" (6.40m x 3.58m)

Ornamental stone fire surround, oriel bay window to front, southern aspect, picture window overlooking rear garden, two radiators.

DINING ROOM 12' 0" x 11' 7" (3.65m x 3.53m)

Oriel bay window to front, affording a southern aspect, double radiator.

KITCHEN 11' 10" x 9' 0" (3.60m x 2.74m)

Fitted with units having beech wood finish door and drawer fronts with complimenting working surfaces. One and a half bowl sink, chromium mixer tap, integrated freezer, plumbing for washing machine, four burner gas cooker, oven and grill beneath, concealed extractor hood, tiled splashbacks, windows and half glazed door to rear garden, vinyl flooring.

SHOWER ROOM

White contemporary suite, chromium fittings and integrated storage cabinets. Corner shower unit, wash hand basin, wc, chromium plated heated towel rail, tiled splashbacks. Window to rear.

ON THE FIRST FLOOR

LANDING

CLOAKROOM

With hand basin, WC, window to rear.

BEDROOM 1 15' 3" x 10' 7" (max) (4.64m x 3.22m)

Dormer window to front affording a southern aspect, double radiator.

BEDROOM 2 14' 6" (max) x 12' 0" (4.42m x 3.65m)

Dormer window to front affording a southern aspect, radiator.

BEDROOM 3 9' 6" (max) x 9' 0" (2.89m x 2.74m)

Double built-in storage cupboard, eaves cupboard, window to rear.

OUTSIDE

The property stands amidst a wide plot with a 83 ft road frontage. Deep hedge, front lawn, extensive imprinted concrete driveway with space for 4 vehicles. Leading to attached garage measuring 16'1" by 8'2" with light and power and over entry door, extensive lawn to side of the garage. The rear garden is a particular feature of the property with a depth of 75 ft. Lawn, boundary hedging, semi-circular patio adjacent to house, aluminium house greenhouse, large timber shed. Well stocked with trees and shrubs.

Directions

From our Bearsted Office proceed in a southerly direction into Yeoman Lane, passing the village green on the left hand side. At the junction with Ashford Road, turn right heading towards Maidstone, taking the second turning on the left into Spot Lane. Continue along Spot Lane and the property will be found on the left hand side, a short distance after the turning for Greensands Road (on your right) you will see a private road which will lead you down to the property as indicated by our signboard.



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