



15 Mallings Lane
Bearsted, Maidstone
ME14 4EY
£375,000 - £400,000

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Description

Wonderful opportunity to purchase this detached house on the fringe of the Village close to open countryside. The property requires significant modernisation and improvement and offers great scope and potential for an enthusiastic purchaser. Arranged on two floors extending to 1200 SQ FT, located on a corner plot with two garages and driveway.

Location

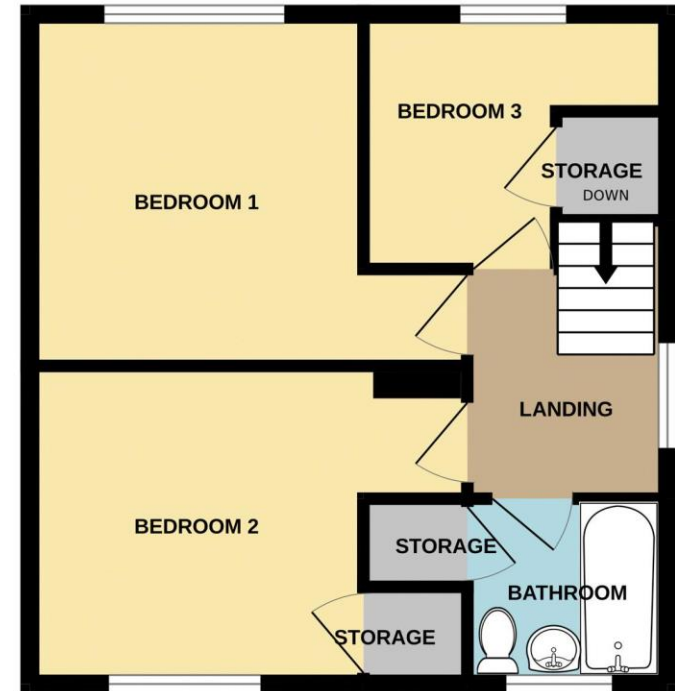
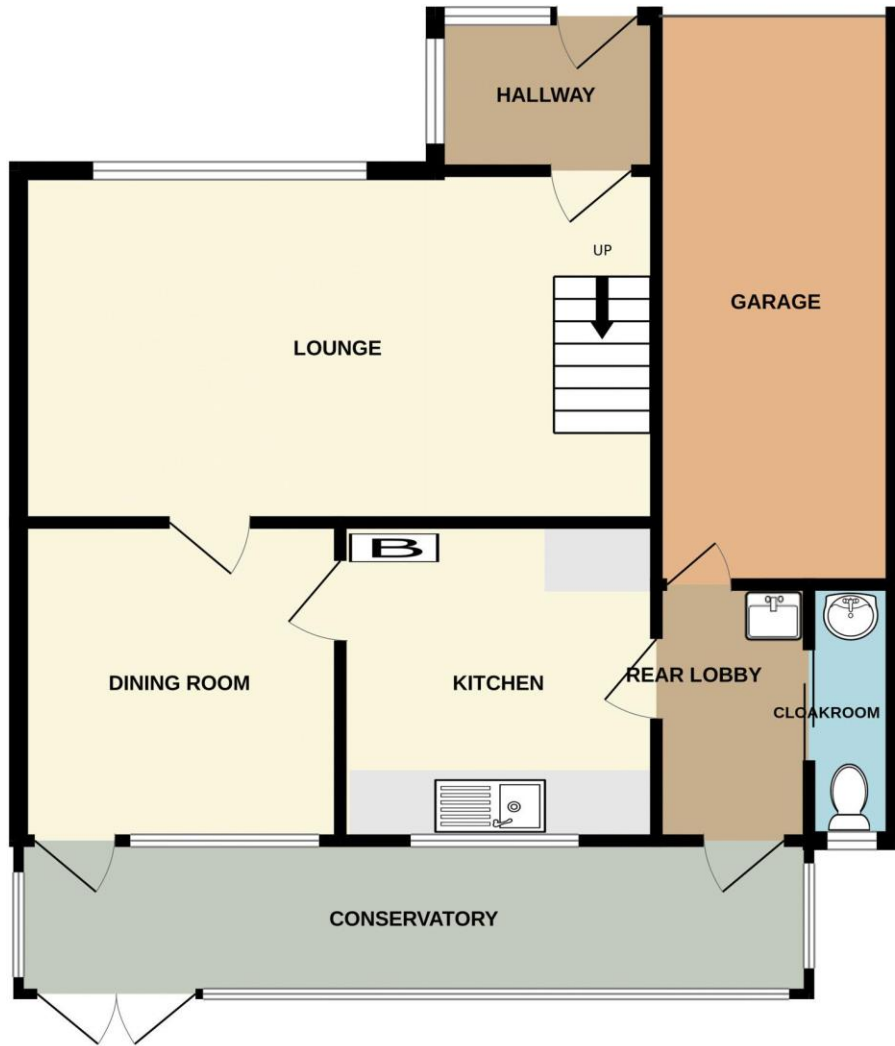
Bearsted Village is highly desirable with its beautiful Village Green which is 400 metres from the property with its cricket square, flanked by period properties, Oasts and a selection of gastro pubs and restaurants. There are shops which provide for everyday needs and a mainline railway station connected to London on The Victoria Line. The local infant and junior school, Roseacre and Thurnham is highly regarded and is within a quarter of a mile. There is a wider selection of shops on the Ashford Road with doctors surgery, chemist and post office. The Village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf clubs and uniquely 26 acres of amenity land known as The Woodlands Trust, designed and designated for all to use and enjoy. Maidstone town centre is some 2 1/2 miles distant and offers a more comprehensive selection of amenities including shopping facilities at Fremlins Walk and The Mall, two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

VIEWINGS STRICTLY BY APPOINTMENT

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





TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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ENTRANCE PORCH

Half glaze UPVC entrance door and leaded light side panels.

LOUNGE 19' 10" x 11' 0" (6.04m x 3.35m)

Picture window to front, eastern aspect, staircase to first floor, door to:

DINING ROOM 10' 0" x 10' 0" (3.05m x 3.05m)

Casement door and window to rear.

KITCHEN 9' 7" x 9' 6" (2.92m x 2.89m)

Window to rear, Aqua Air warm air heating unit, sink and kitchen units.

REAR LOBBY 8' 0" x 7' 5" (2.44m x 2.26m)

Incorporating cloakroom and wash hand basin, return door to garage (17'10 x 8') with up and over entry door.

CONSERVATORY 25' 0" x 5' 0" (7.61m x 1.52m)

Double casement door to garden.

ON THE FIRST FLOOR

LANDING 6' 10" x 6' 8" (2.08m x 2.03m)

Window to side.

BEDROOM 1 11' 2" x 9' 10" (3.40m x 2.99m)

Window to front, eastern aspect.

BEDROOM 2 9' 10" x 9' 10" (2.99m x 2.99m)

Window to rear, western aspect, built-in storage cupboard.

BEDROOM 3 9' 8" x 8' 0" (2.94m x 2.44m)

Window to front, eastern aspect, built-in storage cupboard.

BATHROOM

Pink suite, panelled bath with mixer tap, wash hand basin, low level WC, built-in storage cupboard, half tiled walls, window to rear.

OUTSIDE

To the front of the property there is a driveway with parking. The gardens are arranged to the front, side and rear enjoying a long road frontage. The rear garden has a paved area adjacent to house, steps and pathway leading to a further detached brick garage (16' x 8') personal door and window, up and over entry door with driveway providing additional parking.

Directions

From our Bearsted office proceed in an easterly direction passing 'The Village Green' on the right hand side passing The oak on The Green, continue on taking the first turning on the left into Mallings lane and the property will be found a short distance along on the left hand side.



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