



44 Lenside Drive
Bearsted, Maidstone
ME15 8UE
£475,000 - £495,000

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Description

A beautifully refurbished family home, backing onto the Len Valley nature reserve, (single garage and parking for several cars) 50 foot south facing rear garden bounded to the rear by the river Len. Exceptional standard of refurbishment throughout from the bespoke kitchen and separate utility room to the luxuriously bathroom, ensuite and cloakroom. 2 spacious living rooms with casement doors onto a decked sun terrace. 4 bedrooms, 1138 square feet, viewing is essential where that new home vibe sits comfortably with an established family home.

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.

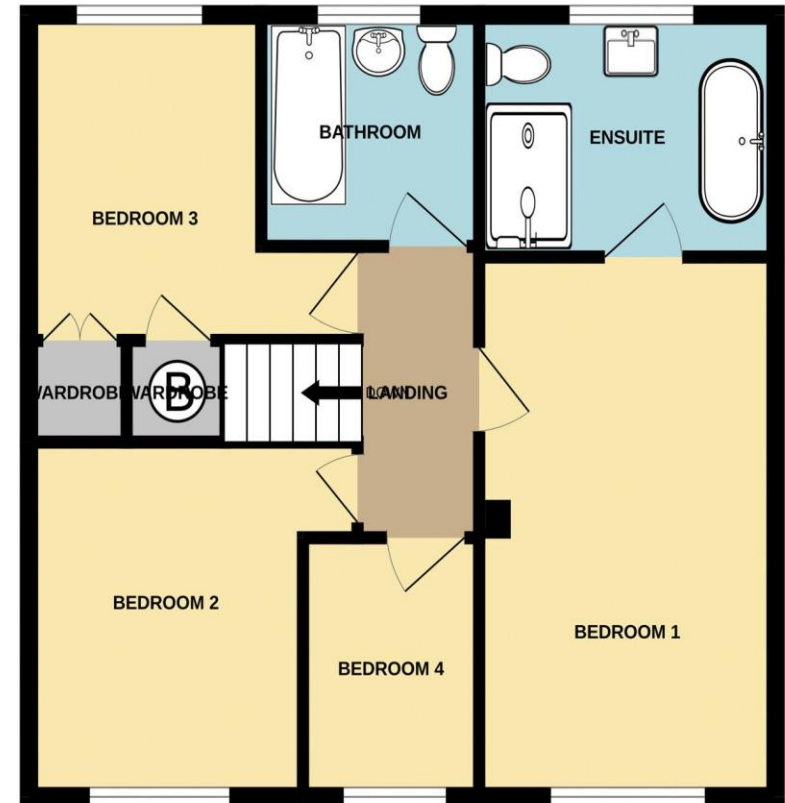
Council Tax Band

E

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 : 1138 sq.ft. (105.7 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

With built in storage cupboard. service meters.

ENTRANCE HALL

Laminate flooring, radiator, staircase to first floor.

KITCHEN 14' 10" x 11' 10" *Maximum*(4.52m x 3.60m)

Beautiful units with high gloss door and drawer fronts. Stainless steel fittings and beech block working surfaces with concealed down lighters. Feature stainless steel sink, drainer and upstand with mixer tap. Range cooker with five burners and separate grill and twin ovens, extractor hood above. glazed display cabinets, integrated dishwasher and fridge, tiled splash backs, ceramic tiled floor, window to front with fitted blinds, recessed low voltage lighting, double radiator, understairs cupboard, feature wine racks, spice drawers.

SEPARATE UTILITY ROOM 8' 2" x 6' 6" (2.49m x 1.98m)

Matching range of units, with full height integrated freezer, space for integrated washing machine, enamel sink, mixer tap, beech block work surfaces, tiled splashbacks, ceramic tiled floor, window to front, fitted blinds.

CLOAKROOM

White contemporary suite with chrome plated fittings, corner hand basin, tiled splashback, WC, chrome heated towel rail, medicine cabinet, ceramic tiled floor, window to front.

LIVING ROOM 14' 10" x 12' 0" (4.52m x 3.65m)

Double radiator, window and double casement doors overlooking rear garden affording a southern aspect

and a delightful outlook over the sun terrace and garden, 2 contemporary pendant lights.

SITTING ROOM 15' 5" x 9' 5" (4.70m x 2.87m)

Wood laminate flooring, double radiator, recessed fire place, recessed low voltage lighting, double casement doors affording a delightful outlook of a southern aspect.

ON THE FIRST FLOOR

BEDROOM 1 16' 5" x 9' 5" (5.00m x 2.87m)

Window to rear affording a delightful outlook, blinds, recessed low voltage lighting, double radiator.

ENSUITE BATHROOM

Beautifully fitted with a white contemporary suite, featuring a bateau bath with stainless steel feet, mixer tap, wash hand basin, shower cubicle with pumped shower mixer, WC, tiled splashbacks, tile effect flooring, window to front with blinds, recessed low voltage lighting.

BEDROOM 2 13' 0" x 8' 10" (3.96m x 2.69m)

Window to rear, southern aspect, blinds, radiator, recessed low voltage lighting.

BEDROOM 3 8' 3" x 7' 10" (2.51m x 2.39m)

Timber panelling to dado height, radiator with decorative cover, built in children's wardrobe, built in linen cupboard with cylinder, window to front, recessed low voltage lighting.

BEDROOM 4 7' 8" x 5' 5" (2.34m x 1.65m)

Radiator, window to rear delightful outlook, southern aspect, blind, radiator.

FAMILY BATHROOM

Beautifully fitted white contemporary suite, panelled bath, wash hand basin, mixer tap, WC, laminate flooring, half tiled walls, chrome plated heated towel rail, window to front, blind. recessed low voltage lighting.

OUTSIDE

The property stands amidst a good size corner plot, screened from the road by well established Beech hedge, lawn, buddleia, and climbing rose, to the side of the of the property is vehicular access to a battery of garages, the closest of which is owned by the property with up and over door, added to which is car port with double entry gates and personal door into the garage. The rear garden is a joy, extending to 50 feet with extensive paved patio area adjacent to the house, gravel relief with hexagonal raised deck and shallow steps leading to a formal lawned area, concrete base, lower decked area adjacent to the river Len beyond which is the Len Valley nature reserve.

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 Lenside Drive will be found on the left hand side, The property is located at the end of the road on the left hand side, as indicated by our signboard.



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