



8 Lismore Close
Loose, Maidstone
ME15 9SN
OIRO £475,000

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Description

Delightfully situated family house backing on to a bridal path and open fields leading to the Loose Valley Conservation Area. Stunning views to the rear, cleverly extended creating this well proportioned home with room for all the family, featuring a superb kitchen breakfast room with lantern roof, five bedrooms, two reception rooms, ensuite, family bathroom, cloakroom and utility. Corner plot widening to the rear, back garden measuring 46ft by 40ft, patio and hot tub! Occupying a quiet cul de sac in the highly regarded Loose Court development built in the 1950s. Within a quarter of a mile of highly regarded local primary school, Ofsted rated Good. Agents Note: It is considered that this property would achieve between £1700 to £1750 as a monthly rental.

Location

The Loose Valley with its idyllic collection of period properties, fast flowing stream and nature reserve. There are regular bus services into Maidstone town centre, being some two miles distant. The wider area around Loose has shops at Boughton Parade providing for everyday needs with supermarket, chemist and doctors together with a bowls club and a YMCA for sporting facilities. The County town is some two and half miles distant and offers a more comprehensive selection of amenities including two museums, theatre, County library, multi-screen cinema and two railway stations connected to London.

Council Tax Band

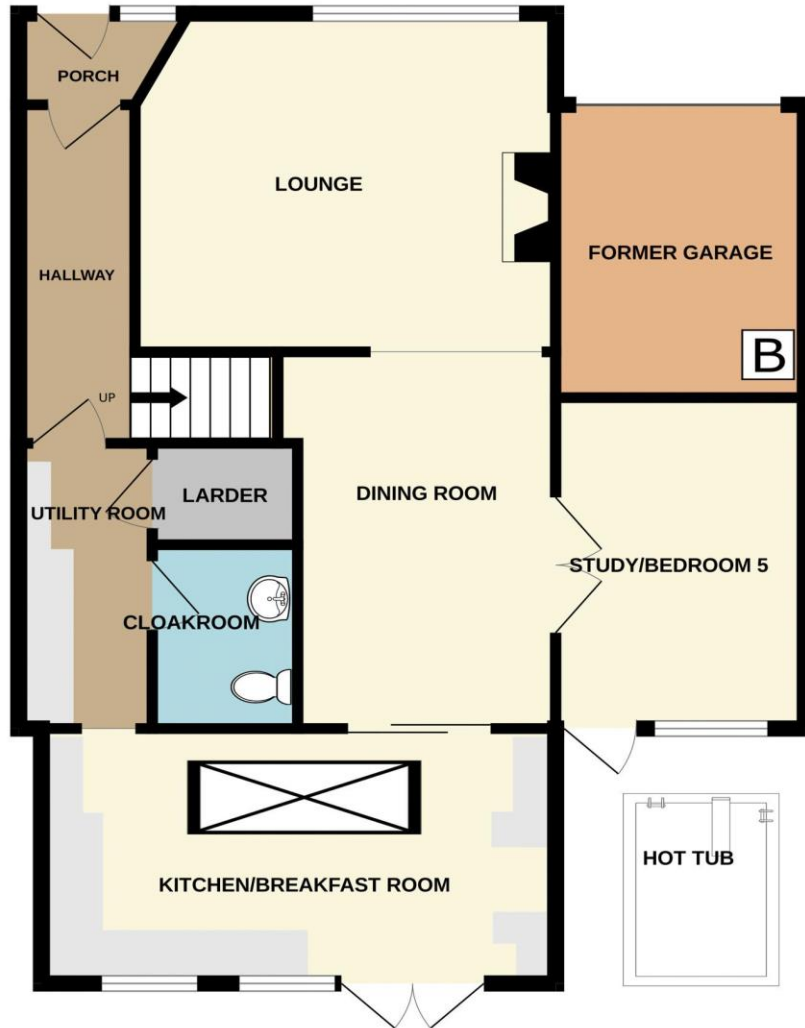
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VIEWINGS STRICTLY BY APPOINTMENT

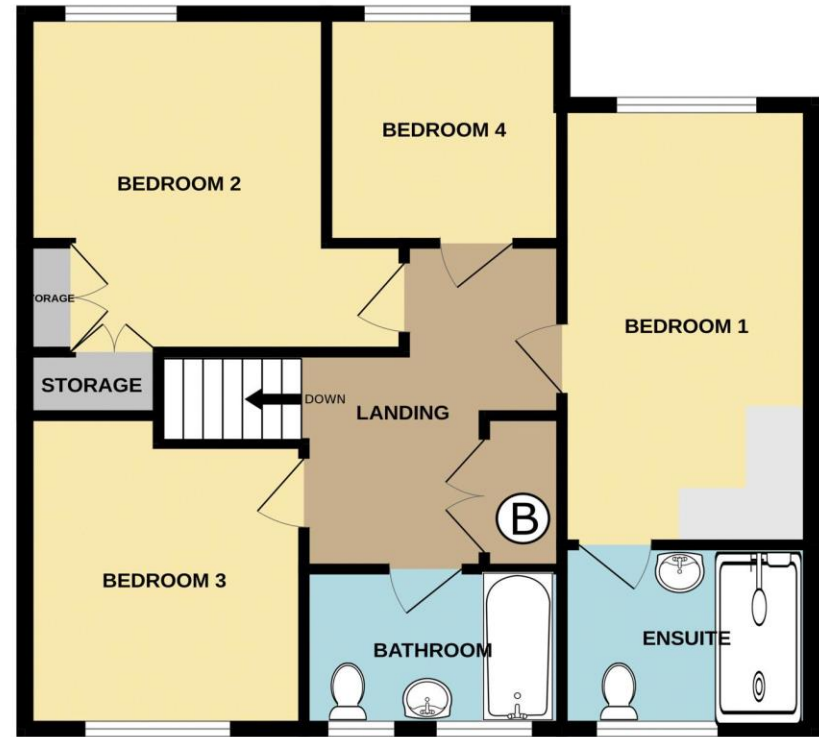
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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 PORCH

Partly glazed composite entrance door, Karndean flooring, light.

ENTRANCE HALL 13' 4" x 4' 0" (4.06m x 1.22m)

Karndean flooring, radiator, stairs for first floor with timber balustrade.

LOUNGE 12' 4" x 14' 3" (3.76m x 4.34m)

Large window to front which allows natural light to flood the room beautifully, open fire with marble hearth and surround, Oak mantelpiece, two wall light points, radiator. Wide access to:

DINING ROOM 12' 7" x 9' 0" (3.83m x 2.74m)

Continuous Karndean flooring, radiator, casement sliding doors which lead to the kitchen. Solid oak double doors to:

STUDY / BEDROOM 5 12' 0" x 8' 5" (3.65m x 2.56m)

Karndean wood flooring, modern vertical radiator, spotlights, casement door and windows to the west facing garden.

KITCHEN 9' 3" x 17' 9" (2.82m x 5.41m)

Contemporary units in cream with complimenting worktops in black granite composite with quartz with matching upstands and windowsills, space for range cooker, extractor hood, space for fridge freezer with built-in units and wine rack surround, integrated dishwasher, plumbing for washing machine, radiator, lantern roof, spotlights, two windows and double casement doors to the rear garden, western aspect,

UTILITY 10' 9" x 4' 9" (3.27m x 1.45m)

Continuous tile effect vinyl flooring, walk-in larder cupboard, door to:

CLOAKROOM 6' 5" x 4' 0" (1.95m x 1.22m)

White suite, low level WC, wash hand basin with contemporary mixer tap with built in drawers underneath, ceramic tiled walls with stunning decorative border at dado height, spotlights, tile effect vinyl flooring.

ON THE FIRST FLOOR

LANDING

Built-in linen cupboard with louvre doors, access to roof space.

BEDROOM 1 16' 0" x 8' 9" (4.87m x 2.66m)

Window to front, radiator, two wall light points, built-in wardrobe and bedside tables, door to:

EN-SUITE SHOWER ROOM

Under floor heating, ceramic tiled walls and flooring, white suite, low level WC, wash hand basin with mixer tap and cupboards beneath, step in shower with chrome furnishings, spotlights, chromium plated towel rail, access to roof space.

BEDROOM 2 12' 0" x 10' 5" (3.65m x 3.17m)

Window to front, built-in wardrobes and desk space, radiator.

BEDROOM 3 12' 0" x 9' 2" (3.65m x 2.79m)

Window overlooking rear garden with stunning views, radiator, recess with shelving.

BEDROOM 4 8' 4" x 7' 10" (2.54m x 2.39m)

Window to front, radiator, Karndean flooring.

BATHROOM 5' 10" x 9' 0" (1.78m x 2.74m)

Hexagonal mosaic tiled flooring, metro tiled walls, low level WC with concealed cistern, wash hand basin with mixer tap and built-in storage underneath, white panelled bath with shower over, complimenting coloured pattern tiles to one wall and window sills, chromium plated towel rail, spotlights, two windows to the rear.

OUTSIDE

To the front of the property is a brick paviour pathway and lawned area, garage measuring 9'7" by 8'9" with up and over door, housing the boiler, electric, light and power. The rear garden is west facing and measures approximately 46ft by 40ft, fully fenced with a radial patio with further paved patio adjacent to house, Hot Spring Spa hot tub, outside tap, outside lighting, lawned area, rear pedestrian access to fields with walks to the Loose Valley on your doorstep!

Directions

From Maidstone leave via Stone Street, travelling south, a continuation of which is the Loose Road, at the Wheatsheaf traffic lights, bear right following signs to Loose. Continue for some distance turning right into Anglesey Avenue, continue into Sheppey Road and then into Lismore Close and the property will be found on the left hand side.



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