



6 Littlebourne Road  
Maidstone  
ME14 5QP  
Asking Price £400,000



**6**  
**Littlebourne Road**

**Maidstone**  
**ME14 5QP**



Description

This beautifully maintained home built by Bovis Homes in the 1970's offers a stylish blend of character and modern living in a sought after residential location. Stunning modern kitchen, with fitted appliances, luxury bathroom featuring a a bateau bath and high end finish, continuous flooring throughout creates a sense of space across the 1000 square feet interior, off street parking for several vehicles, garage, generous south-west facing garden, close to excellent and highly regarded primary and secondary schools, We highly recommend this property, perfect for location, comfort and lifestyle, ideal for professionals or downsizers.

Location

Situated in this established and sought after position on the popular Vinters Park development with its good selection of local amenities including community centre, shops providing for everyday needs and the adjacent Vinters Valley Nature Reserve. Educationally the area is well served with the local Eastborough school catering for infants and juniors. Maidstone town centre is some one and a quarter miles distant and offers a more comprehensive selection of amenities including two railway stations connected to London. 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 TBC

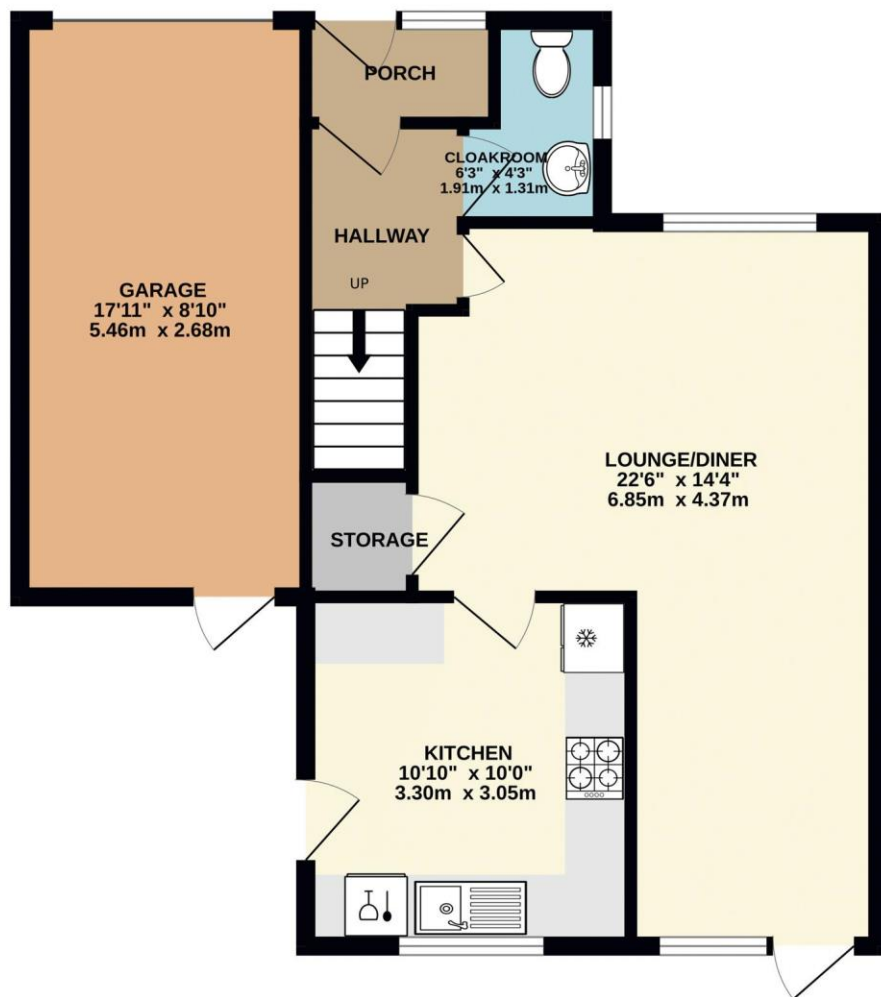
VIEWINGS STRICTLY BY APPOINTMENT

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

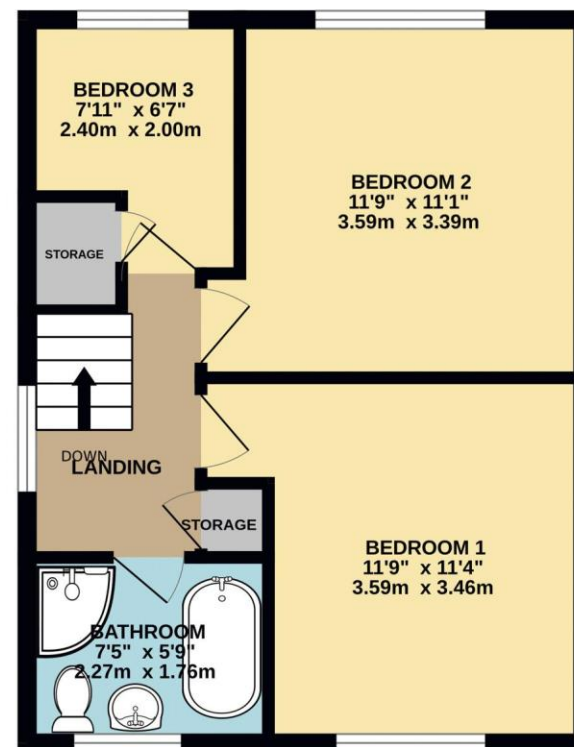


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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 half glazed UPVC entrance door and glazed side panel, outside lighting. Portuguese tiled floor, Door to:

## ENTRANCE HALL

Staircase to first floor, radiator.

## CLOAKROOM

White suite, half tiled walls, with metro tiling, hand basin with mixer tap, low level WC, radiator, window to side.

**L SHAPED LOUNGE/DINING ROOM** 22' 6" x 14' 4" mAX(6.85m x 4.37m)

Continuous laminate flooring, three radiators, window to front affording a western aspect, window and casement door to rear garden, eastern aspect, fitted blinds, understairs storage cupboard.

**KITCHEN** 10' 10" x 10' 0" (3.30m x 3.05m)

Cobalt blue kitchen units with stainless steel fittings and complementing white work surfaces and matching metro tiled splashbacks. One and a half bowl stainless steel sink, mixer tap, 4 burner gas hob, oven beneath, extractor above. Integrated fridge/freezer and dishwasher, laminate flooring, window overlooking rear garden, door to garden. double radiator, breakfast bar.

## ON THE FIRST FLOOR

## LANDING

Access to roof space, window to side, timber balustrade, built in linen cupboard.

**BEDROOM 1** 11' 9" x 11' 1" (3.58m x 3.38m)

Window to rear with blinds, radiator.

**BEDROOM 2** 11' 9" x 11' 1" (3.58m x 3.38m)

Window to front with blinds, radiator.

**BEDROOM 3** 8' 0" x 6' 7" (2.44m x 2.01m)

Built in storage cupboard, radiator, window to front with blinds,.

## BATHROOM

White contemporary suite, bateau bath, pillared mixer tap and hand shower, wash hand basin, low level WC, integrated storage cupboards, corner shower cubicle with sliding doors, chromium plated heated towel rail, extractor fan, window to rear, vinyl flooring, fully tiled walls, recessed low voltage lighting.

## OUTSIDE

To the front of the property is a most attractive brick paved driveway with soldiered edging, with space for 3 vehicles, leading to attached garage with up and over door, personal door, electric light and power. The rear garden enjoys a south eastern aspect extending to 43ft, fully fenced and lawned with shrubs, patio area adjacent to the house.

## Directions

From our Penenden Heath Office, proceed in an easterly direction into Penenden Heath Road. At the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road, taking the first turning on the left into Bonnington Road and immediately left again into Littlebourne Road, the property will be found a short distance on the right hand side.



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