



57 Littlebourne Road  
Maidstone  
ME14 5QP  
Asking Price £350,000

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**ME14 5QP**



## Description

A fantastic opportunity to purchase this extended three-bedroom semi-detached home in the popular Vinters Park area. Offering a blank canvas, the property is ideal for buyers looking to put their own stamp on a home and unlock its full potential.

The accommodation comprises a kitchen/diner, cloakroom, spacious living room, and an additional reception room—perfect for use as a study or playroom—along with a conservatory. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from gardens to the side and rear, with the rear garden enjoying a southerly aspect, as well as a garage en bloc with a parking space in front.

Conveniently located close to excellent local amenities, transport links, reputable schools, and Vinters Valley Nature Reserve, this property is offered to the market with no forward chain.

## 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

C

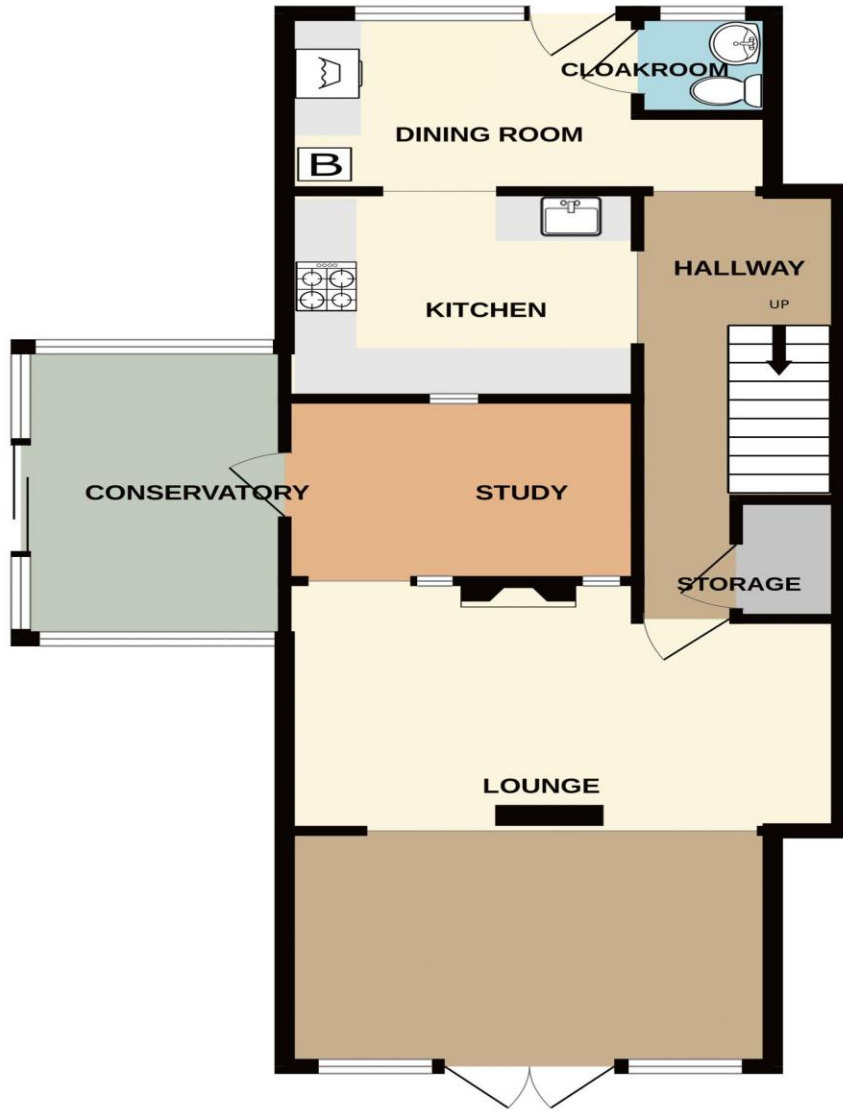
## VIEWINGS STRICTLY BY APPOINTMENT

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

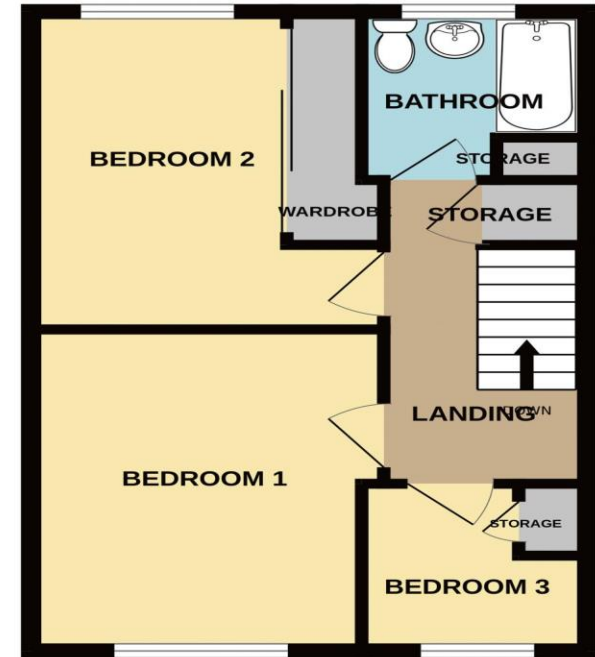


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 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

Natural wood flooring throughout.

### ENTRANCE

UPCV entrance door with brass fittings.

**KITCHEN / DINER** 15' 10" (max) 15' 1" (4.82m x 4.59m)

Comprehensively fitted with a range of high- and low-level units featuring wood-effect doors and drawer fronts, complemented by a solid oak woodblock work surface. The kitchen includes a large ceramic butler sink with a traditional-style mixer tap, plumbing for a washing machine and dishwasher, and space for a fridge freezer. There is an integrated Neff oven with a four-burner electric hob and extractor hood above, along with under-counter lighting. A wall-mounted Ideal combination boiler provides central heating and hot water throughout. The kitchen area is finished with vinyl flooring and benefits from a front-facing window, wall light point, and radiator.

**CLOAKROOM** 4' 0" x 3' 6" (1.22m x 1.07m)

White suite comprising a low-level WC and wash hand basin with mixer tap, complemented by tiled splashbacks and a front-facing window.

### HALLWAY

Staircase rising to the first floor with timber balustrade and newel post, two understairs storage cupboards (one housing the consumer unit and electric meter), and a double radiator.

**LOUNGE** 19' 0" x 15' 10" (max) (5.79m x 4.82m)

Electric fire, two radiators, and four wall light points, with double casement doors and windows overlooking the south-facing rear garden.

**STUDY** 10' 0" x 7' 2" (3.05m x 2.18m)

Double radiator, serving hatch to the kitchen, and door leading to:

**CONSERVATORY** 11' 4" x 7' 8" (3.45m x 2.34m)

Radiator, windows overlooking the side and rear garden, and a sliding door providing access to the garden.

## ON THE FIRST FLOOR

### LANDING

Access to loft space (partially boarded, insulated, with ladder and light), along with an airing cupboard providing useful shelving.

**BEDROOM 1** 12' 2" x 10' 0" (3.71m x 3.05m)

Double radiator and a rear-facing window with a south-facing aspect.

**BEDROOM 2** 12' 5" x 10' 0" (3.78m x 3.05m)

Double radiator, front-facing window, and built-in wardrobes with mirrored sliding doors.

**BEDROOM 3** 6' 6" x 6' 4" (1.98m x 1.93m)

Radiator, rear-facing window with a south-facing aspect, and a built-in unit with shelving.

### BATHROOM

White suite comprising a low-level WC, wash hand basin with mixer tap and storage cupboards beneath,

and a panelled bath with shower over, traditional taps, and a glass bi-fold shower screen. Additional features include a radiator, fully tiled walls, a front-facing window, and a built-in cupboard with shelving.

## OUTSIDE

To the front of the property, a cast iron pedestrian gate opens onto brick-paved pathways leading to the front and side, with the garden well stocked with mature trees and shrubs, including camellia.

The rear and side gardens offer a pleasant outdoor space, with the rear garden enjoying a southerly aspect and featuring a lawned area, decorative picket fencing, a children's playhouse, and a timber shed. To the side, there is an attractive courtyard garden with a paved patio area, plum slate finish, and an array of mature trees and shrubs. The boundaries are fully enclosed with close boarded fencing. The property also comes with solar panels to the rear.

## Directions

From our Penenden Heath Office proceed in a easterly direction into Penenden Heath Road, at the Chiltern Hundreds roundabout take the third exit into Sittingbourne Road, turning first left into Hampton Road, first left again into Bonnington Road and first left again into Littlebourne Road. The property is accessed via a walk way, and will be found at the very end of that.



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