



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Parsley Cottage, Lested Lane

Chart Sutton, Maidstone, Kent, ME17 3RZ

£675,000

Parsley Cottage, Lested Lane

Chart Sutton, Maidstone, Kent, ME17 3RZ

DESCRIPTION:

A wonderfully renovated and extended four bedroom semi detached family home located along a private no-through road in Chart Sutton. This light and spacious 2,354sqft property sits on a plot of approximately a quarter of an acre and backs on to open fields to the rear of the garden.

The property comprises:

GROUND FLOOR:

- * Triple aspect entrance porch
- * Entrance hall with W.C.
- * 20'11" x 18'9" dual aspect lounge with feature open fire
- * 20'11" x 11'5" separate dining room with study area & stairs to first floor
- * 14'7" x 12'11" Country cottage style kitchen with utility area and opening to conservatory
 - fittings include under floor heating, 5 ring gas hob with extractor over, double oven and dishwasher
- * 16'6" x 8'9" conservatory overlooking the rear garden

FIRST FLOOR:

- * 20'10 x 11'3" dual aspect master bedroom with built in wardrobes and door to ensuite shower room
- * 11'10 x 11'7" Bedroom 3
- * 9'9" x 8'10" Bedroom 4
- * Modern white family bathroom suite



Parsley Cottage, Lested Lane

Chart Sutton, Maidstone, Kent, ME17 3RZ

SECOND FLOOR:

- * 21'8" x 14'8" Bedroom 2
- * 14'9" x 9'5" Loft space

OUTSIDE:

- * Drive providing off road parking and access to the 17'9" x 15'5" double garage
- * Beautiful landscaped rear garden with large terrace and raised lawn area
- * A woodshed with light and power, currently being used for dog grooming by the vendor

NOTES:

- * Council Tax Band: E
- * EPC: D
- * Tenure: Freehold
- * Electricity: Mains
- * Heating: Mains gas
- * Water supply: Mains
- * Sewerage: Mains

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



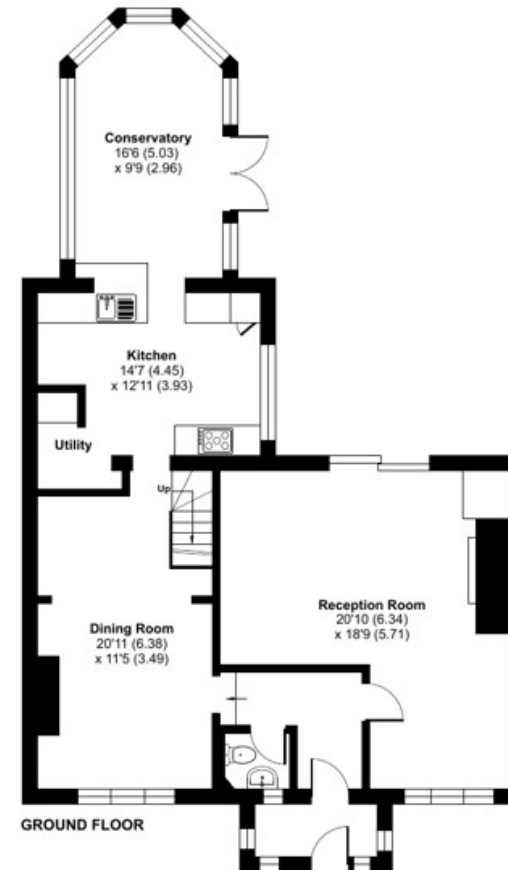
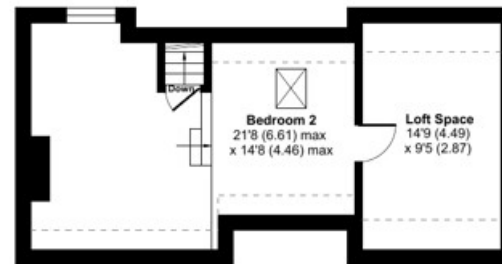
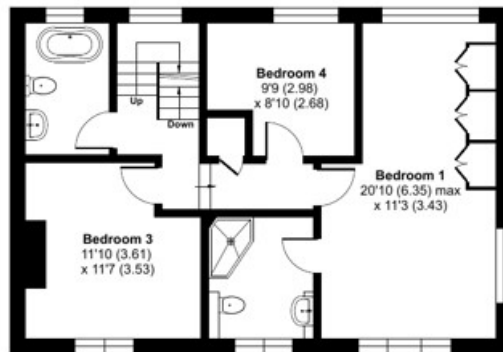


Floorplan and Dimensions



Parsley Cottage, Lested Lane, Chart Sutton, Maidstone, ME17

Approximate Area = 2003 sq ft / 186 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 2354 sq ft / 218.5 sq m
For identification only - Not to scale



Denotes restricted
head height

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



1 Ashford Road, Maidstone, Kent ME14 5BJ
sibleypares.co.uk | Maidstone (01622) 673086 | Ashford (01233) 629281

Partners: Sarah Raggett, BSc (Hons) MRICS | Phillip Hubbard, BA (Hons) MRICS
Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP

Registered in England and Wales No: OC400776. | Registered as above. | VAT Reg No: 218 5130 30.