



Price Guide £330,000

Leicester Gardens, Warden, Sheerness



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# Summary of Leicester Gardens

GUIDE PRICE \*\*\* £330,000 - £350,000 \*\*\*

Tucked away within a peaceful residential setting and enjoying uninterrupted views across open farmland, this beautifully presented three-bedroom detached bungalow offers the perfect blend of modern comfort and countryside tranquillity. With a stylish refitted kitchen, bright conservatory, generous driveway, this is a wonderful opportunity for those seeking single-storey living in an enviable location.

## Key Features

- Detached three-bedroom bungalow
- Stunning uninterrupted countryside views to the rear
- Beautiful conservatory overlooking open farmland
- Stylish modern fitted kitchen
- Spacious lounge with direct access to the conservatory
- Contemporary family bathroom with 4 Piece Suite
- Private rear garden with views onto open fields
- Quiet cul-de-sac position
- Council Tax Band C
- EPC Grade D (65)





## Property Overview

Positioned in the highly sought-after Leicester Gardens, this attractive detached bungalow enjoys one of the finest positions on the development, backing directly onto open fields and offering breathtaking rural views that can be enjoyed throughout the seasons.

The property welcomes you into a spacious central hallway, providing access to all principal rooms and creating a practical layout ideal for modern single-storey living.

The generous lounge is filled with natural light and flows seamlessly into the conservatory, creating a fantastic entertaining space whilst framing the stunning countryside beyond. Whether enjoying your morning coffee or unwinding at the end of the day, the conservatory provides a peaceful retreat where the ever-changing landscape becomes part of the home.

The recently modernised kitchen has been tastefully updated with contemporary units, quality worktops and integrated cooking appliances, providing a stylish yet practical workspace with ample storage.

There are three well-proportioned bedrooms, offering flexibility for families, visiting guests or those requiring a dedicated home office. The modern family bathroom has also been thoughtfully updated, featuring both a separate shower enclosure and bath to suit all lifestyles.

Outside, the beautifully maintained rear garden has been designed to make the very most of its exceptional setting. Backing directly onto open farmland with no immediate rear neighbours, it provides an enviable level of privacy and uninterrupted views rarely found in properties of this kind.

To the front, a private driveway, providing ample off-road parking and a scenic front garden.

Combining modern presentation, practical accommodation and an outstanding countryside backdrop, this delightful bungalow represents a rare opportunity in one of Warden's most desirable locations.

## About The Area

Leicester Gardens is a quiet and well-established residential development situated within the popular coastal village of Warden. Surrounded by open countryside whilst remaining close to local amenities, the area offers a peaceful lifestyle without sacrificing convenience.

Nearby Minster and Sheerness provide a range of supermarkets,

independent shops, cafés and healthcare facilities, while regular bus services and Sheerness railway station offer excellent transport links across the Isle of Sheppey and into mainland Kent.

The beautiful beaches, coastal walks and nature reserves are all within easy reach, making this an ideal location for those who enjoy the outdoors. With its combination of countryside views, coastal living and excellent local amenities, Warden continues to be one of the Isle's most sought-after places to call home.

## Lounge

4.09m x 3.71m (13'5 x 12'2)

## Conservatory

3.86m x 2.87m (12'8 x 9'5)

## Kitchen

4.45m x 2.29m (14'7 x 7'6)

## Bedroom One

4.11m x 2.97m (13'6 x 9'9)

## Bedroom Two

3.84m x 2.29m (12'7 x 7'6)

## Bedroom Three

2.67m x 2.31m (8'9 x 7'7)

## Bathroom

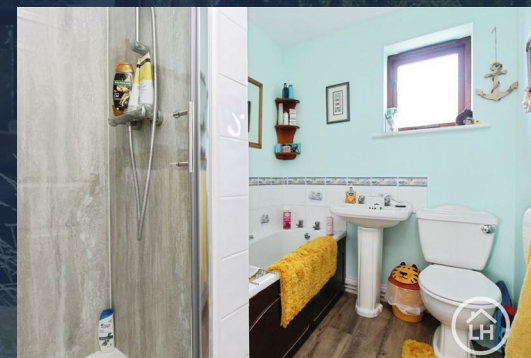
2.29m x 1.80m (7'6 x 5'11)

## About LambornHill

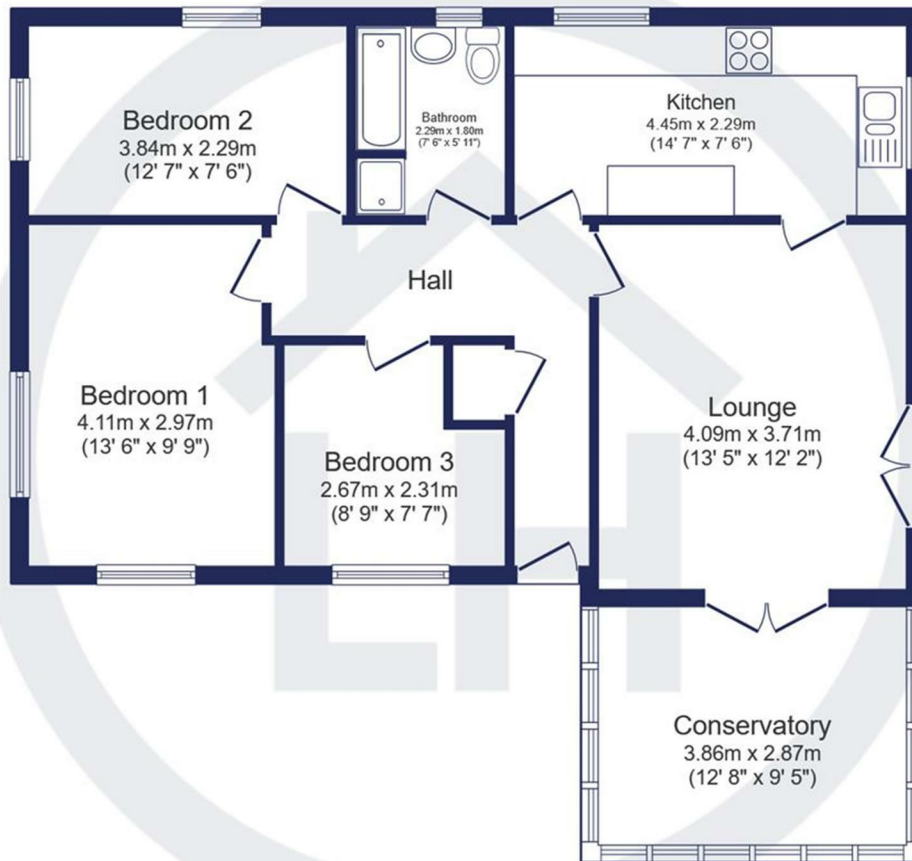
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Floor Plan

Total floor area: 81.1 sq.m. (873 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



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