



£1,800

Manisty Court, Kemsley, Sittingbourne



4



2



2

Summary of Manisty Court

AVAILABLE END OF OCTOBER! LambornHill are pleased to bring to the rental market this large family home situated on the Kemsley Fields Estate which offers great links to the A249. The property consists of a large lounge that leads onto the spacious conservatory, the modern kitchen offers space for a dining table and again leads on to the conservatory at the rear. The ground floor also has a separate study and downstairs w/c. Upstairs there are four good sized bedrooms with Bedroom 1 having its own en-suite shower room and there is a separate family bathroom. The low maintenance rear garden with astro-turf will provide a space to enjoy all year round. To the side of the property is a driveway for two cars. Council Tax Band E. CALL NOW TO VIEW!

Key Features

- AVAILABLE END OF OCTOBER!
- Four Bedroom Detached House
- Lounge
- Modern Kitchen
- Study
- Large Conservatory
- EPC C
- Council Tax Band E
- Reservation Fee £415
- Deposit £2076





GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.

The ground floor plan shows a large lounge (19'1" x 10'11") on the right, a kitchen (19'0" x 9'0") at the top left, and a study (9'10" x 8'1") at the bottom left. A conservatory (19'11" x 10'2") is attached to the top of the lounge. A central hallway leads to a staircase with an 'UP' arrow. A small WC (9'1" x 7'11") is located near the study. The plan also shows a front door and a rear door leading to the conservatory.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

The first floor plan features four bedrooms: Bedroom 1 (12'0" x 10'7"), Bedroom 2 (9'3" x 8'1"), Bedroom 3 (9'10" x 8'1"), and Bedroom 4 (10'1" x 7'1"). It includes a bathroom, an ensuite for Bedroom 1, a wardrobe, and a landing with a 'DOWN' arrow indicating access to the ground floor. A dressing cupboard is also shown near Bedroom 4.

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	82
England & Wales		EU Directive 2002/91/EC	



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