RADFORDS
ESTATE AGENTS

Village Houses

SHANKLIN
WHEELERS LANE
LINTON
KENT ME17 4BN

PRICE £399,950 FREEHOLD

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SHANKLIN, WHEELERS LANE, LINTON, KENT, ME17 4BN

AN OPPORTUNITY TO ACQUIRE AN IMMACULATE AND BEAUTIFULLY PRESENTED SEMI-DETACHED BUNGALOW ENJOYING STUNNING VIEWS WITH A MATURE AND WELL-PRESENTED REAR GARDEN AND TERRACE

ENTRANCE HALL, CLOAKROOM, KITCHEN, LOUNGE, BEDROOM, BALCONY TO BEDROOM, FURTHER BEDROOM, BATHROOM, GARAGE, AMPLE OFF-ROAD PARKING,

VIEWINGS Strictly by appointment with the Agent as above.

DIRECTIONS On approaching Linton from the Staplehurst direction, slow down after passing Redwall Lane on the left and take the next turning left onto Wheelers Lane, the property can be found a short way along with our For Sale sign on the right-hand side.

DESCRIPTION

This exceptional and beautifully presented bungalow occupies an elevated position overlooking stunning countryside, additionally the gardens lie attractively to the rear and are in beautifully maintained condition, the paved terrace area is an additional feature, benefitting from full gas fired central heating and replacement double glazing, the bathroom and kitchen are both fitted to high standard and an internal inspection is highly recommended.

LOCATION

The property is situated on the outskirts of the village of Linton, near the towns of Maidstone, Staplehurst and Paddock Wood. Linton is a picturesque village in Kent, located approximately 3 miles south of Maidstone. Nestled on the southward slope of the Greensand Ridge, it offers scenic views over the Weald of Kent. Coxheath and Staplehurst both offer good local amenities, a primary school, and close proximity to the Kent countryside and a mainline station to London. Maidstone is able to offer a more comprehensive range of leisure amenities and schooling options

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The accommodation comprises:

ENTRANCE HALL
Approach through replacement front door with wood strip flooring, radiator, airing cupboard with fitted shelves and radiator.

LIVING ROOM
Sliding patio doors opening on to quality paved terrace area, fitted carpeting and radiator, three fitted uplighters.

KITCHEN
Double aspect with window to side and rear and door opening onto rear garden, radiator, fitted out with quality base and eye-level units with stainless steel single drainer sink unit with monobloc tap. Integrated Moffat oven with Moffat hood and gas hob with Bosch oven under. Space and plumbing for automatic washing machine, dishwasher and space for refrigerator.

BEDROOM ONE
Window to front and side double aspect enjoying magnificent views of open countryside with feature balcony, wood strip flooring, two radiators.

BEDROOM TWO
Window to rear, fitted carpeting, radiator, fitted IKEA wardrobes.

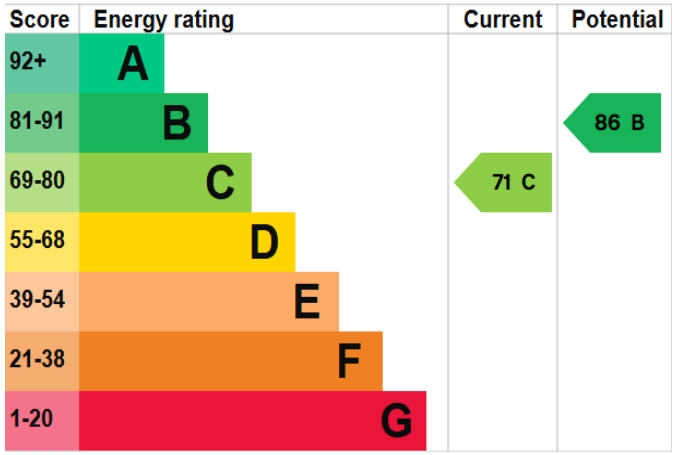
BATHROOM
Window to side, with quality corner handwash basin and vanity unit, WC suite, panelled bath with fitted shower screen and Mira shower attachment. Corner cupboard, radiator, wood effect vinyl flooring, almost but not quite fully tiled with travertine tiles.

CLOAKROOM
WC suite, handwash basin, radiator and wood effect vinyl flooring.

OUTSIDE
The property enjoys a tarmac driveway, parking for several cars, bin store with small attached shed adjacent to the front drive, area of garden laid mainly to lawn with shrubs, five-bar gate leading to side of the property extending through to garage, detached and built of brick with up and over door, light and power, additional garden shed. The main garden lays attractively to the rear, beautifully maintained and landscaped and laid to lawn with established shrubs and bushes.

COUNCIL TAX
Maidstone Borough Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE



EPC Rating: **C**

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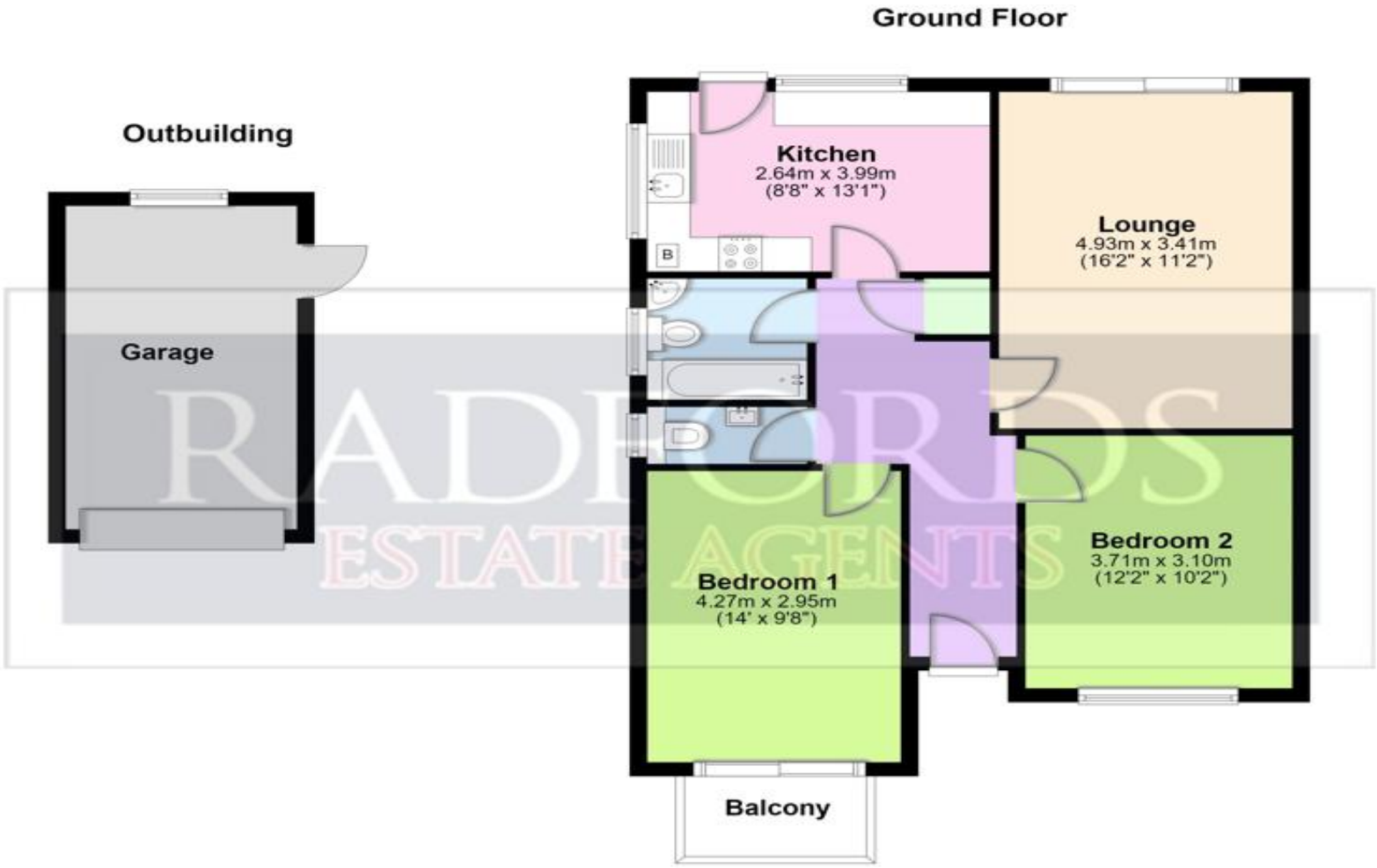
FLOORPLANS



Total area: approx. 70.2 sq. metres (755.4 sq. feet)

Dimensions are approx and the floorplan is for illustrative purposes only
Garage and balcony area not included in total area
Plan produced using PlanUp.

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MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

These details and plans have been prepared to comply with the 1991 Property Misdescriptions Act. Great care has been taken to be as accurate as is realistic. Please note that it should not be assumed that any fixtures or fittings are automatically included within the sale of this property. None of the services, fittings or appliances within the property have been tested by the Agent and, therefore, prospective purchasers should satisfy themselves that any of the aforesaid mentioned in the Sales Particulars are in working order. All measurements are approximate, and these details are intended for guidance only and cannot be incorporated in any contract.