



11 Lewis Court Drive
Boughton Monchelsea, Maidstone
ME17 4LQ
Guide price £375,000-£400,000

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Description

An excellent opportunity to acquire this versatile and extended semi-detached family home, lovingly cared for by the present owners for almost 50 years. Offering spacious and flexible accommodation, the property has been thoughtfully extended to create generous living space, ideal for modern family life and the back two bedrooms on the first floor have also been extended. It presents an excellent opportunity for a purchaser to update and modernise to their own taste, creating a home tailored to their individual style and requirements.

A versatile ground floor bedroom with fitted wardrobes could equally serve as a home office, playroom or additional reception room. The accommodation comprises an entrance hall, cloakroom, spacious open-plan kitchen, dining and living area with double doors opening onto the rear garden, a separate utility room, and the adaptable ground floor bedroom/reception room. To the first floor are three bedrooms, a family bathroom, and access from the landing to a boarded loft space.

Externally, the property benefits from a private driveway providing off-road parking and a delightful, secluded rear garden, creating the perfect space for relaxing and entertaining. Having been a much-loved family home for nearly five decades, it now offers a wonderful opportunity for its next owners to put their own stamp on the property and enjoy it for many years to come.

Location

Boughton Monchelsea village has it's own highly regarded infant and junior school, together with a popular secondary school, Gastro pub, community centre and play area. Maidstone offers a comprehensive selection of amenities consistent with it's County town status, which include two museums, theatre, County library, multi-screen cinema and two further railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

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

Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)

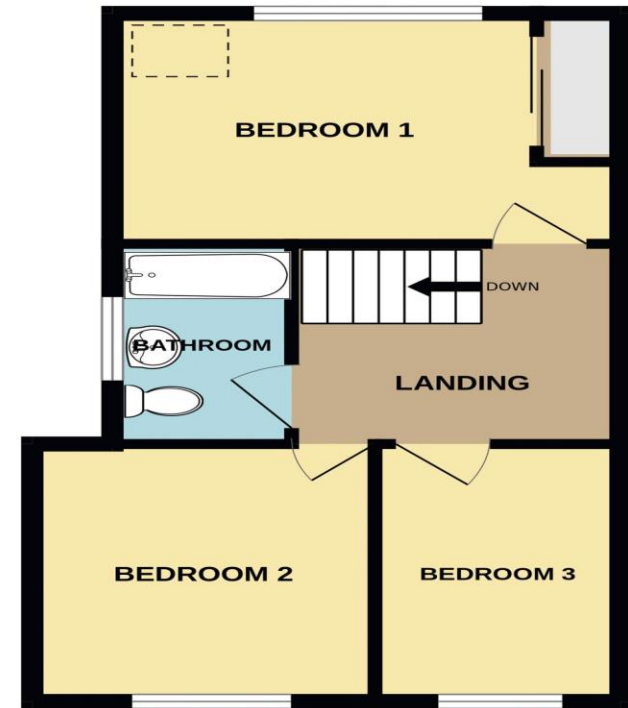


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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

ENTRANCE HALL

A uPVC half-glazed entrance door with matching side panel windows opens into the welcoming entrance hall, featuring a staircase rising to the first floor with a timber handrail, a radiator, and a useful built-in bi-fold storage cupboard.

CLOAKROOM

Fully tiled walls and flooring, fitted with a low-level WC, wash hand basin, radiator, and an obscured window to the side allowing for natural light and ventilation.

OPEN PLAN KITCHEN / DINING / FAMILY ROOM

KITCHEN AREA 13' 4" x 8' 9" (4.06m x 2.66m)

Ceramic tiled flooring and a comprehensive range of high and low-level units with wood-effect door and drawer fronts, complemented by granite-effect work surfaces and under-cupboard lighting. Inset stainless steel double bowl sink with mixer tap and drainer, four-burner electric hob with extractor hood above, integrated Hotpoint oven and grill, integrated dishwasher, and space for a fridge/freezer. Ceramic tiled splashbacks, breakfast bar with glass-fronted display cabinets and additional storage beneath. Two useful built-in understairs cupboards provide further storage, one of which houses the consumer unit. Door leading to the utility room.

DINING AREA 10' 5" x 13' 3" (3.17m x 4.04m)

Window to front, radiator with decorative cover.

LOUNGE AREA 13' 4" x 12' 10" (4.06m x 3.91m)

Feature electric fireplace with a contemporary surround, black stone inset and matching hearth, radiator with decorative cover, window to the side, and double casement doors with adjoining windows overlooking and overlooking the rear garden.

UTILITY ROOM 13' 0" x 6' 0" (3.96m x 1.83m)

Granite-effect work surfaces with under-counter space for a fridge/freezer, plumbing for a washing machine and space for a tumble dryer. Tile-effect vinyl flooring, window to the side, and a half-glazed door with adjacent window overlooking and providing access to the rear garden.

BEDROOM 4 / RECEPTION ROOM 11' 6" x 10' 3" (3.50m x 3.12m)

Window to the front with a deep sill, double radiator, and a range of fitted mirrored sliding-door wardrobes extending across one wall.

ON THE FIRST FLOOR

LANDING

Access to loft space which is boarded with light and ladder, and timber banister.

BEDROOM 1 16' 0" x 9' 7" (4.87m x 2.92m)

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

BEDROOM 2 10' 2" x 9' 1" (3.10m x 2.77m)

Window to the rear enjoying a pleasant green outlook, with a double radiator beneath.

BEDROOM 3 10' 2" x 6' 0" (3.10m x 1.83m)

Window to the rear enjoying a pleasant outlook over the surrounding greenery, with a double radiator beneath.

BATHROOM 6' 3" x 5' 8" (1.90m x 1.73m)

White suite with chrome fittings comprising a concealed cistern WC with vanity unit, quartz-effect work surface, inset rectangular wash hand basin with mixer tap and storage cupboards beneath, and a panelled bath with Bristan Glee shower over. Fully tiled walls with a decorative feature border, tile-effect vinyl flooring, radiator, window to the side, and low-voltage recessed ceiling spotlights.

OUTSIDE

To the front of the property, a driveway provides off-road parking for two vehicles, complemented by a neatly maintained lawn with mature hydrangea and variegated hebe. There are service meters to the front and a cast iron pedestrian gate providing access to the rear garden. The rear garden extends to approximately 50ft in depth and enjoys a peaceful, secluded setting. Immediately adjacent to the property is a crazy-paved patio leading onto a generous lawn, all enclosed by fully fenced boundaries. The garden is well stocked with a variety of mature trees and shrubs and also benefits from a pergola, two timber storage sheds, and an outside tap.



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