



**Loose Road, Maidstone, , ME15 7DH**  
**Offers In The Region Of £480,000**



The property is situated in an elevated position on Loose Road in a very popular residential area close to Maidstone town centre. The county town itself provides a wide range of shopping, educational and social facilities, together with two mainline stations. Mote Park is a short distance from the property with 450-acres of amenity land and a wonderful lake to enjoy.

The property comprises older style three bedroom detached family house which enjoys brick, rendered and tile hung elevations under a tiled roof. The property benefitting from double glazing and gas fired central heating. The house was extended in more recent times to provide a lovely kitchen/family area. The gardens are delightfully private and there is the benefit of parking and garaging for the house. An internal inspection is thoroughly recommended by the sole selling agents. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D Council Tax Band: E.



## ACCOMMODATION

### Ground Floor:

#### Arched Entrance Porch

Double glazed entrance door to ....

#### Reception Hall

Staircase to first floor. Under stairs cupboard concealing Ideal gas fired combination boiler providing central heating and domestic hot water. Cloaks cupboard.

#### Lounge

Double glazed bay window to front elevation. Feature central fireplace with fitted wood burning stove.

#### Inner Hall

Door to ....

#### Cloakroom/Shower Room

Shower cubicle with thermostatically controlled shower. Wash hand basin in vanity unit with cupboards under. Low level WC. Inset ceiling lighting. Extractor fan. Double glazed window to side elevation.

#### Dining Room

Central fireplace with fitted wood burning stove. Door to Inner Hall. Wide archway communicating with ....

#### Magnificent Kitchen/Dining Area

The kitchen has been recently fitted to a very high specification. Extensive range of granite work surfaces with cupboards, drawers and space under. Island unit

incorporating cupboards beneath with wine rack. Range of Zanussi appliances including integrated dishwasher, oven, 4-ring gas hob with extractor fan above. Skylight. Double glazed door to side access. Double glazed doors opening to the rear garden.

### First Floor:

#### Reception Landing

Access to insulated part boarded roof space with light.

#### Bedroom One

Double glazed leaded light bay window to front elevation. Extensive range of built-in wardrobe cupboards. Inset ceiling lighting.

#### Bedroom Two

Double glazed window to rear elevation. Range of built-in wardrobe cupboards. Inset ceiling lighting.

#### Bedroom Three

Double glazed leaded light window to front elevation.

#### Luxury Family Bathroom

Panelled bath with side mounted mixer tap. Wash hand basin in vanity unit with drawers under. Low level WC. Chrome heated towel. Part tiled walls. Linen cupboard. Inset ceiling lighting. Double aspect windows.

### EXTERNALLY

The front garden has a brick paver pathway leading to the front door. The garden is laid to lawn with flower border. Well-screened boundaries with live hedging. A

side access leads to a good sized rear garden. Immediately behind the house is a paved seating area. Area of lawn with well-stocked flower borders. The gardens lead on to the garage and parking area. Detached full sized garage with adjoining car port with double doors. There is further parking to the rear.


### VIEWING

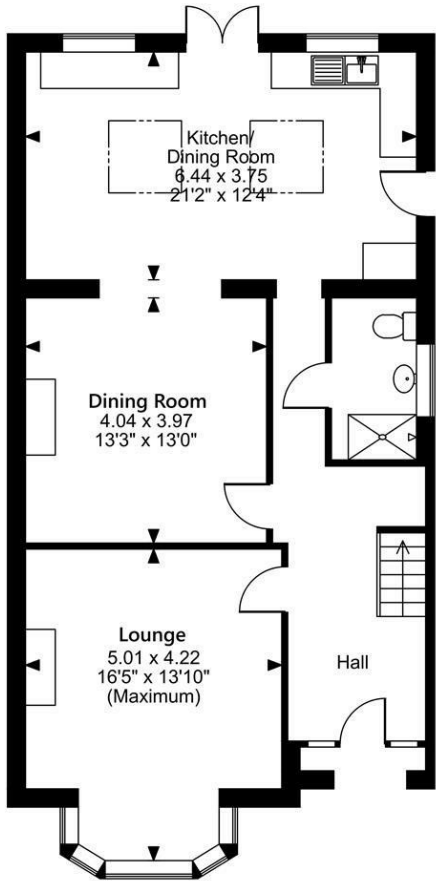
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB. Tel: 01622 756703.

### DIRECTIONS

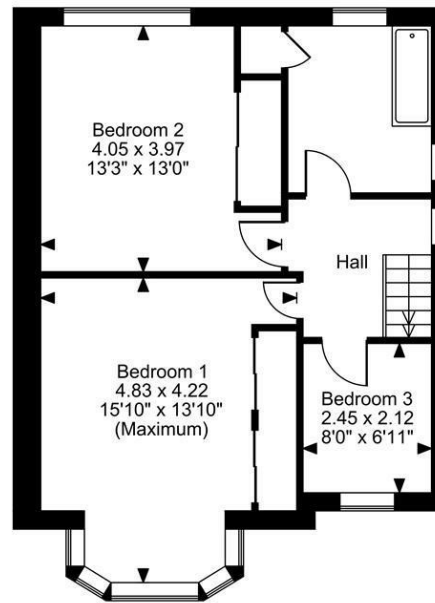
Leave Maidstone on the A229 Loose Road. Continue for a short distance where the property will be found on the left hand side.

### Energy Efficiency Rating

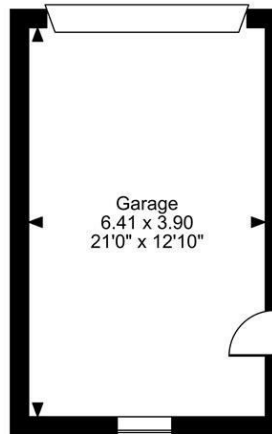
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



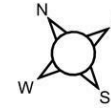
Ground Floor



First Floor



Loose Road, Maidstone, Kent  
Approximate Gross Internal Area  
Main House = 1422 Sq Ft/132 Sq M  
Garage = 269 Sq Ft/25 Sq M  
Total = 1691 Sq Ft/157 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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