



**31 Boughton Lane  
Maidstone  
ME15 9QN**

**Guide Price £500,000 to £550,000**

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## Description

A fantastic opportunity to acquire this well-loved detached family home, occupying a corner plot in a highly convenient location close to excellent local amenities, well regarded schools, and superb transport links. Having been cherished by the current owner for 40 years, the property offers spacious and versatile accommodation ideally suited to a wide range of buyers.

The accommodation briefly comprises a welcoming lounge, spacious kitchen diner, ground floor bathroom, and a versatile fourth bedroom which could equally serve as an additional reception room, home office, or playroom. The ground floor layout, complemented by the downstairs bathroom, provides excellent flexibility for growing families, multi-generational living, or those seeking adaptable living space.

To the first floor are three well proportioned bedrooms together with a shower room. Externally, the property benefits from a driveway providing ample off-road parking, attached single garage, and beautifully maintained rear garden measuring approximately 37' x 55'.

Properties of this nature, offering both space and flexibility in such a desirable setting, are rarely available and early viewing is highly recommended.

## Location

Loose itself has an excellent selection of amenities with a highly regarded infant and junior school, a selection of shops on the Boughton Parade which provide for everyday needs, together with the idyllic Loose Valley with it's stunning amenity land renowned for it's natural beauty. Maidstone town centre is some one and half miles distant and maybe accessed by regular bus services on the Loose Road, offering excellent facilities including shops at The Mall, Fremlins Walk together with museum, theatre, county library, multi-screen cinema and two railway stations connected to London. Mote Park is within one mile and has 450 acres, boating lake, leisure centre and swimming pool. There is a wider selection of schools for older children in and around the town centre. 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

E

## VIEWINGS STRICTLY BY APPOINTMENT

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



GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.5 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 CANOPY

Outside light, step up to entrance with quarry tiled flooring and ornate ionic pillar.

**ENTRANCE HALL** 14' 9" x 6' 6" (max) (4.49m x 1.98m)

Composite entrance door with leaded light glazed panels and matching side windows, radiator, staircase rising to the first floor, understairs storage cupboard, and an additional built-in cupboard providing ample storage space.

**BEDROOM 4** 12' 3" x 9' 10" (3.73m x 2.99m)

Box bay window to the front elevation, radiator, and built-in storage cupboard.

**LOUNGE** 19' 0" x 10' 8" (5.79m x 3.25m)

Feature natural brick fireplace with quarry tiled hearth and mantel, large sliding doors opening onto the rear garden providing a pleasant outlook, side window allowing additional natural light to flood the room, and radiator.

**KITCHEN / DINER** 21' 1" x 11' 6" (narrowing to 6' 9" in the kitchen area) (6.42m x 3.50m)

A fantastic range of high and low level units with wood-effect door and drawer fronts complemented by granite-effect work surfaces, incorporating glass display cabinets, wine and plate racks, and open display shelving. Fitted with plumbing for a washing machine, space for a fridge freezer, and a freestanding cooker with four-burner gas hob, glass splashback, and extractor hood above. One and a half bowl stainless steel sink with mixer tap and

drainer, tiled splashbacks, ceramic tiled flooring, radiator, and wall-mounted Ideal gas-fired boiler. The room benefits from a window and glazed door to the side elevation, along with double casement doors opening onto the rear garden, creating a bright and versatile dining kitchen space with pleasant garden access.

**BATHROOM** 7' 10" x 5' 9" (2.39m x 1.75m)

Appointed with a modern dove grey suite complemented by chrome fittings, comprising low level WC, wash hand basin, and panelled bath with Triton electric shower and bi-folding shower screen. Featuring tiled splashbacks, ceramic tiled flooring, radiator, and obscured window to the side elevation.

## ON THE FIRST FLOOR

### LANDING

Spacious landing with doors to three bedrooms and shower room.

**BEDROOM 1** 14' 3" (narrowing to 12') x 10' 0" (4.34m x 3.05m)

Windows to the front and side elevations providing excellent natural light, radiator, and useful eaves storage cupboard.

**BEDROOM 2** 12' 0" x 9' 10" (3.65m x 2.99m)

Two windows to the front elevation and an additional side window providing an abundance of natural light, together with radiator.

**BEDROOM 3** 8' 10" x 14' 7" (narrowing to 9' 3") (2.69m x 4.44m)

Window to the rear elevation overlooking the garden, together with radiator.

**SHOWER ROOM** 9' 0" x 8' 0" (2.74m x 2.44m)

Fitted with a white suite complemented by chrome fittings, comprising low level WC, wash hand basin with traditional style taps, and step-in shower cubicle with Mira Elite electric shower and glazed screen. Featuring laminate flooring, tiled splashbacks, radiator, rear facing window, and built-in airing cupboard housing the hot water tank.

### OUTSIDE

The property is set back from the road behind a brick paviour driveway providing ample off-road parking, alongside a lawned garden and planted borders stocked with mature shrubs. Access leads to the rear garden and attached garage measuring approximately 17'7" x 8', equipped with light, power, electric supply, and electric roller door.

The beautifully maintained rear garden measures approximately 37' x 55'. Immediately adjacent to the property is a brick paviour patio seating area, leading onto a generous lawn bordered by a wide variety of mature trees and shrubs. Additional features include an outside tap, greenhouse, timber shed, and water butt. The garden wraps around both sides of the property, creating a side return, with one side providing personal access into the garage.



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