



**6 Boughton Lane, Loose, Kent, ME15 9QN**  
**Offers in excess of £500,000**



A SUPERB ONE OFF 3 DOUBLE BEDROOM FAMILY HOME WITH 170FT REAR GARDEN AND FURTHER POTENTIAL FOR IMPROVEMENT AND SITUATED IN A SOUGHT AFTER LOCATION This individual designed property was built and lived in and has had one owner. Originally to be a 4 bedroom property there is still the scope to reinstate the 4th bedroom subject to building regs. On offer is a spacious entrance hall, downstairs WC, living room, utility room, kitchen and dining room/family room on the ground floor. On the first floor there is a master bedroom with en suite bathroom, 2 further double bedrooms and a family bathroom. To the front of the property is a driveway providing off road parking, plus a detached garage to the side. There is also a superb non overlooked south facing rear garden which extends to approximately 170ft. Viewing of this excellent family home is highly recommended by the selling agent so call Page and Wells on 01622 746273



## On the Ground Floor

### Spacious Entrance Hall

Staircase to first floor, radiator, phone point, door to front

### Downstairs WC

Comprising WC, wash hand basin, double glazed window to side and front

### Lounge 14 x 11'9 (4.27m x 3.58m)

Double glazed bay window to front, radiator, gas fire and surround, TV point

### Utility Room 8'9 x 8'6 (2.67m x 2.59m)

Wall mounted boiler, space and plumbing for washing machine and tumble dryer, tiled flooring, double glazed window to side

### Kitchen 12'3 x 10 (3.73m x 3.05m)

A range of fitted kitchen units with worksurfaces, space for cooker, inset sink with drainer, double glazed window to side and door to side

### Dining Room/Family Room 20'6 x 12'6 (6.25m x 3.81m)

Double glazed window to rear and sliding doors to rear, feature fireplace and surround, radiator, phone and TV point

## On the First Floor

### Spacious Landing

Double glazed window to side, built in double cupboards, access to loft space. This area could easily be made into a 4th bedroom subject to the necessary planning and building regs as when the property was originally built it was going to be a 4th bedroom but was changed at the last minute

### Master Bedroom 14'3 x 11'3 (4.34m x 3.43m)

Double glazed window to front, radiator, TV and phone point, built in wardrobes

### En Suite Bathroom 11'9 x 8'6 (3.58m x 2.59m)

Comprising partially sunken bath with mixer taps, WC, bidet, wash vanity wash hand basin, double glazed window to front, radiator, part tiled walls

### Bedroom 2 12 x 9'9 (3.66m x 2.97m)

Double glazed window to rear, radiator, built in cupboards

### Bedroom 3 12 x 10'6 (3.66m x 3.20m)

Double glazed window to rear, phone point, radiator, built in cupboard

### Family Bathroom

Comprising corner panelled bath with mixer taps and shower attachment, WC, wash hand basin, shower cubicle with shower unit and glass screen, part tiled walls, double glazed window to side, radiator

## Externally

To the front of the property there is a driveway providing off road parking for 3-4 cars. There is access to the side via a gate leading to further parking and the detached garage with up and over door to front, power and lighting and measuring 19'3 x 9.

There is a superb rear garden which extends to approximately 170ft and is predominantly laid to lawn with a selection of well stocked shrubs and trees. Immediately to the rear there is a paved patio area and ornamental pond with pergola. The garden is South Facing and non overlooked.

## Viewing

Contact the Loose Office on 01622 746273

| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         |   |
| (81-91) B                                   |  |                         |   |
| (69-80) C                                   |  |                         |   |
| (55-68) D                                   |  |                         |   |
| (39-54) E                                   |  |                         |   |
| (21-38) F                                   |  |                         |   |
| (1-20) G                                    |  |                         |   |
| Not energy efficient - higher running costs |  |                         |   |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |   |
| (92 plus) A   |  |                         |   |
| (81-91) B   |  |                         |   |
| (69-80) C   |  |                         |   |
| (55-68) D   |  |                         |   |
| (39-54) E   |  |                         |   |
| (21-38) F   |  |                         |   |
| (1-20) G  |  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |   |
| England & Wales   |  | EU Directive 2002/91/EC |  |

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