



**11 Laight Road, Maidstone, ME17 3FU**  
**Offers in excess of £325,000**





SUPERB THREE BEDROOM HOME WITH WONDERFUL OPEN PLAN KITCHEN/DINING ROOM, ENSUITE TO PRINCIPLE BEDROOM AND OFF ROAD PARKING WITH NHBC WARRANTY IN A SOUGHT AFTER DEVELOPMENT WITH IN WALKING DISTANCE OF LOCAL AMENITIES AND POPULAR PRIMARY SCHOOL.

Situated in a popular and well planned development in Langley the property is in a convenient location with an excellent range of local shops, restaurants, cafes and schools in walking distance whilst access to the motor is a short drive and there are regular bus services to the Maidstone Town Centre for further shopping, social and educational facilities.

This modern home has the balance of the NHBC remaining and offers spacious and adaptable accommodation with a principle room with ensuite, two further bedrooms and a family bathroom on the first floor. To the ground floor there is an entrance hall, wonderful open plan kitchen/dining room, downstairs cloak room and living room with French Doors opening onto the garden patio.

Outside does not disappoint with two large parking spaces, a neat front lawn and a landscaped rear garden with patio and decked seating areas.

If you are on the market for a modern home in a convenient location, the call Page & Wells Loose Office on 01622 746273 and book your viewing today.



## To The Ground Floor

### Entrance Hall

Double glazed window to front, radiator, stairs to first floor, deep storage cupboard

### Living Room 17 x 9'6 (5.18m x 2.90m)

Light and airy double aspect room with double glazed window to front and double glazed French Doors to rear leading onto the garden patio, radiator, TV and telephone point

### Kitchen/Dining Room 15'6 x 10'9 (4.72m x 3.28m)

Wonderful double aspect open plan kitchen/dining room with double glazed windows to front and rear, a range of fitted wall and base kitchen units with worksurfaces, integrated electric oven with four burner gas hob and extractor chimney, inset sink with mixer tap and drainer, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, part tiled walls, tiled floor

### Downstairs Cloakroom

Recently fitted cloakroom comprising of w/c, wash hand basin, part tiled walls and tiled floor, double glazed window to rear, extractor

## To The First Floor

### Landing

Deep storage cupboard, access to loft

### Principle Room 9'12 x 9'9 (2.74m x 2.97m)

Double glazed window to front, two built-in wardrobes, TV point

### Ensuite

Comprising of shower unit with electric shower and glass screen, w/c, wash hand basin with mixer tap, radiator, extractor fan, part tiled walls, double glazed window to rear

### Bedroom 2 14'9 x 8'6 (4.50m x 2.59m)

Radiator, double glazed window to front

### Bedroom 3 8'3 x 6'9 (2.51m x 2.06m)

Radiator, double glazed window to rear

### Family Bathroom

Comprising of a panel bath with mixer tap and shower attachment, w/c, wash hand basin with mixer tap, radiator, part tiled walls, extractor, double glazed windows to rear

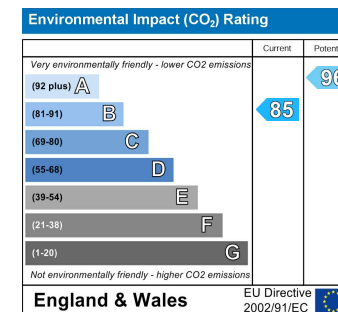
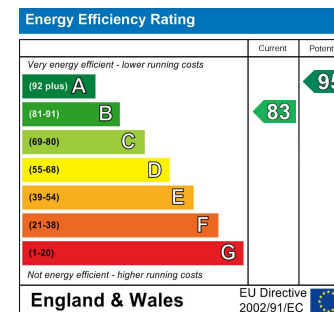
### Externally

To the front is an area of lawn and pathway to the front door.

The delightful garden has an area of patio to the immediate rear, a section of lawn, outside tap and a decked seating area with a shed. There is off road parking for two cars with gated access to the rear garden

## Viewing Arrangement

By Appointment Only. Call Page & Wells Loose  
Office on 01622 746273



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