



**116 Glebe Lane, Barming, Maidstone, Kent, ME16 9BA**  
**Offers in excess of £325,000**





No forward chain. The property is situated in a most sought after residential road on the outskirts of Barming. The rear garden backs onto farmland and there are magnificent views over the Medway Valley.

This older style three bedroom semi detached family house does require some internal refurbishment but there is very considerable potential. The house benefits from gas fired central heating and double glazing. Barming lies about 3-miles to the west of Maidstone. The immediate area has excellent local amenities and the county town provides a wide range of shopping, educational and social facilities. The property benefits from a large double garage and very good sized gardens extending in depth to about 32metres. Internal inspection is thoroughly recommended by the sole selling agents. EPC rating: d. Contact: PAGE & WELLS King Street office 01622 756703.



## GROUND FLOOR:

Double glazed double doors open to ...

### Entrance Porch

Further glazed door to ...

### Entrance Hall: 14' x 5'6 (4.27m x 1.68m)

Staircase to first floor. Understairs cupboard. Built in cupboard.

### Lounge: 12' x 10'10 (3.66m x 3.30m)

Double glazed bay window to the front elevation. Tiled fireplace with fitted gas fire. Glazed double doors open to ...

### Dining Room: 13' x 10' (3.96m x 3.05m)

Tiled fireplace with fitted gas fire. Double glazed door to ...

### Conservatory: 14'2 x 6'10 (4.32m x 2.08m)

Utility cupboard. Glazed door to garden.

### Kitchen: 8'x 6'5 (2.44mx 1.96m)

Range of work surfaces with cupboards and drawers under. Inset single drainer sink unit with cupboard beneath. Range of built in wall cupboards. Glazed window to the side elevation. Part tiled walls. Double glazed door to conservatory.

## FIRST FLOOR:

### Landing

Wall mounted Worcester gas fired boiler serving

central heating and domestic hot water. Access to loft space. Airing cupboard with hot water tank.

### Bedroom 1: 13'5 x 11' (4.09m x 3.35m)

Double glazed bay window to the front elevation. Tiled fireplace.

### Bedroom 2: 11'2 x 9'2 (3.40m x 2.79m)

Double glazed window to the rear elevation with magnificent views. Built in cupboard.

### Bedroom 3: 7'10 x 7'4 (2.39m x 2.24m)

Double glazed window to the rear elevation, again with lovely views. Built in cupboard.

## Bathroom

Low-level WC. Wash hand basin. Panelled bath. Shower unit. Double glazed window. Part tiled walls. Wall mirror.

## EXTERNALLY:

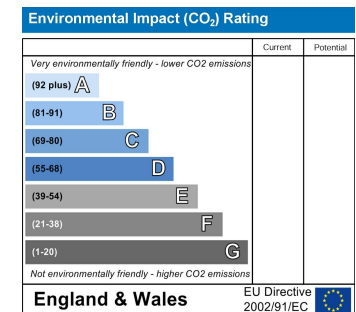
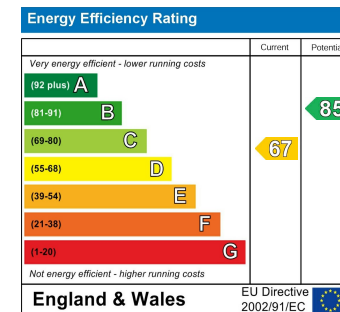
A concrete driveway leads from Glebe Lane passing the house and widening to give extensive parking and turning. This in turn gives access to DETACHED DOUBLE GARAGE 17' x 15'8. Folding doors, inspection pit, power and light, windows to the rear elevation. There is a good sized garden to the front of the house with an area of lawn and flower beds. The very good sized rear garden extends in depth to about 32metres. Beyond the garage is an area of lawn with flower borders. The garden abuts farmland. Set within the garden is a sizeable DETACHED WORKSHOP 18' x 8'

## VIEWING

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

## DIRECTIONS

Leave Maidstone on the A26 Tonbridge Road and proceed to Barming. Turn left into Farleigh Lane and continue down before turning right into Glebe Lane where the property will be found on the left hand side.



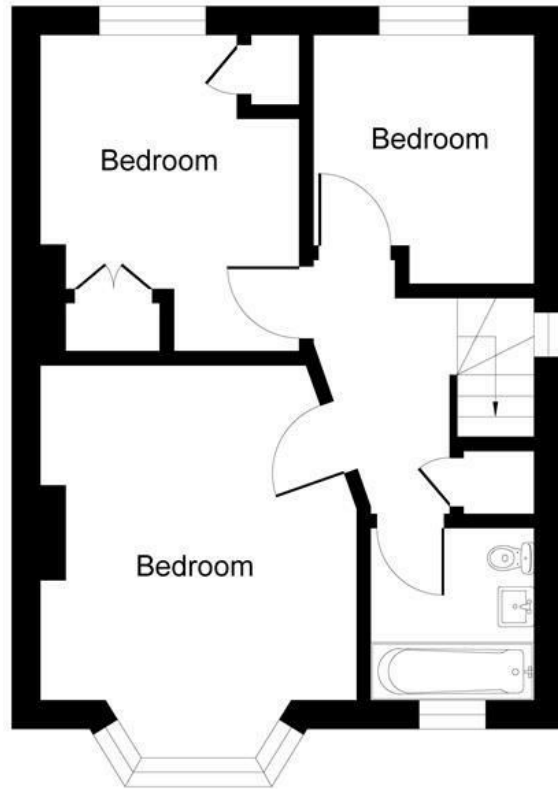
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979







**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
937 sq ft - 87 sq m

