



30 Boughton Lane, Loose, Kent, ME15 9QW
Guide price £550,000

A Rarely Available & Beautifully Presented Extended Semi Detached House | Three Bedrooms | Generous Sized Living Room | Good Sized Kitchen/breakfast Room | Study/family Room | Ground Floor Shower Room | Rear Garden Approx. 206' x 50' | Potential to Extend (STPP)

A well presented and heavily extended semi detached family home situated on a generous size plot with the rear garden extending to an approx. depth 206'.

This delightful family property has been subject to considerable improvements by the current owners but still offers scope for purchasers to place their own stamp on the property with further extensions (subject to the necessary planning permissions being obtainable), making this an ideal home for a growing family. The property is well placed for the local schools and amenities within the area.

The property offers well planned and spacious accommodation with the ground floor living space being adaptable to the purchasers requirements, currently comprising enclosed porch, hallway, dining room, generous size living room with bi fold doors leading out to the rear garden, good size kitchen/breakfast room with lantern, study/family room and shower room to the ground floor, landing, three bedrooms and bathroom occupying the first floor and stairs from the landing leading to a useful attic. Externally the property offers a front garden a good sized driveway, detached garage and a real particular feature of this property is its established rear garden which measures approx. 206' x 50', offering a wonderful outdoor space for the whole family to enjoy with well stocked beds and mature shrubs and trees. Viewing of the property is strongly recommended to fully appreciate the potential and space on offer. Contact Page & Wells Loose office on 01622 746273 to arrange a viewing of the property. EPC Rating: D



Ground Floor

Door to.....

Enclosed Porch

Door to front, double glazed frosted window to front, access to.....

Hallway

Under stairs cupboard, stairs to first floor, carpet as laid, radiator.

Dining Room 13'8 x 11'10 (4.17m x 3.61m)

Carpet as laid, radiator, double glazed bay window to front, attractive feature fireplace with surround and mantel housing gas fire.

Generous Sized Living Room 21'6 x 19'3 (6.55m x 5.87m)

(Max measurements at widest points). A great open space with bi fold doors to the rear overlooking the rear garden, 2 x skylights, feature fireplace housing wood burner, radiators, carpet as laid.

Good Sized Kitchen/Breakfast Room 20'5 x 13'4 (6.22m x 4.06m)

(Max measurements inclusive of fitted units). A generous range of wall and base units with a complementary work surface incorporating 1 1/4 sink unit with mixer tap, inset hob, hood above, spaces for range cooker, fridge/freezer, washing machine, double glazed sky lantern, double glazed window to side, cupboard housing wall mounted boiler, double glazed patio door to rear overlooking rear garden, tiled floor, door to side, access to....

Study/Family Room 11'9 x 8'2 (3.58m x 2.49m)

Carpet as laid, radiator, double glazed window to side and front, access to....

Shower Room

Modern suite comprising low level wc, wash hand basin, tiled walk in shower cubicle, heated towel rail, extractor, down lighters, double glazed frosted window to front.

First Floor

Landing

Carpet as laid, double glazed window to side, stairs leading to attic.

Bedroom 14'1 x 11'11 (4.29m x 3.63m)

Double glazed bay window to front, radiator carpet as laid.

Bedroom 12'11 x 9'10 (3.94m x 3.00m)

Double glazed window to rear enjoying views over the rear garden, a generous range of fitted wardrobes and cupboards, carpet as laid, radiator.

Bedroom 8'1 x 6'11 (2.46m x 2.11m)

Double glazed window to front, carpet as laid, radiator.

Bathroom

Suite comprising panelled bath with fitted shower screen and shower above, low level wc, with concealed cistern, wash hand basin, tiled walls, tiled flooring, heated towel rail, down lighter.

Second Floor

Attic 15'11 x 10'10 (4.85m x 3.30m)

Some limited headroom in the eaves, part boarded, light, double glazed window to side.

External

Front Garden

Mainly laid to lawn, path to front door, side pedestrian access to....

Driveway

Block paved providing off street parking 3/4 cars, leading to....

Detached Garage 22'10 x 8'11 (6.96m x 2.72m)

Up & over door, power and lighting and pedestrian door leading to rear garden.

Rear Garden 206' depth x 50' width (62.79m depth x 15.24m width)

A beautifully maintained, well stocked and mature rear garden extending to approximately 206', providing a delightful space for the whole family to enjoy with garden naturally being divided in two areas and houses 3 x timber sheds and a greenhouse.

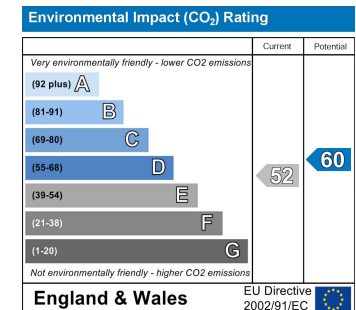
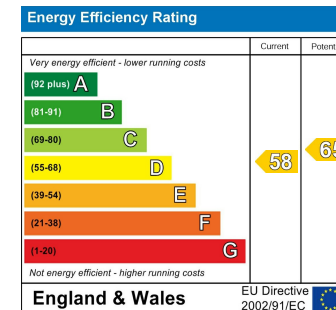
VIEWING

Strictly by arrangement with the Agent's Loose Office:
2 Boughton Lane, Maidstone, Kent, ME15 9QD,
Tel: 01622 746273

Email: loose@page-wells.co.uk

Website: www.pageandwells.com

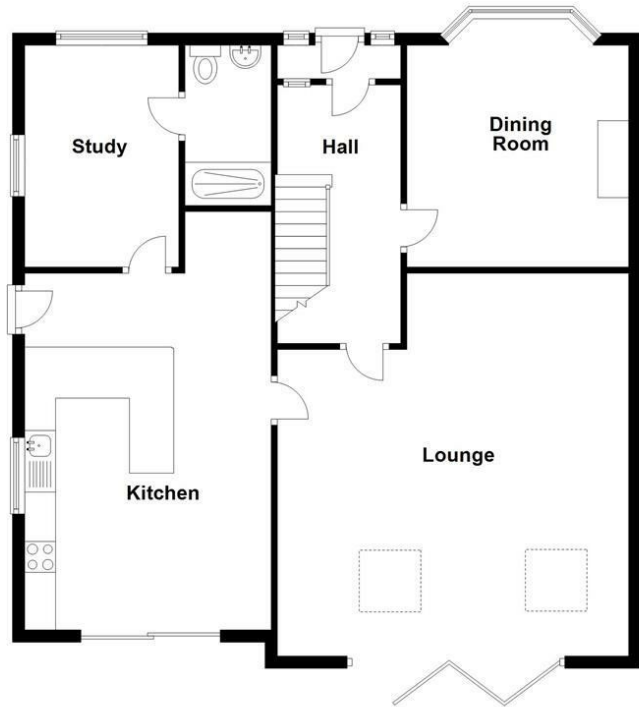
EPC Rating



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Ground Floor



First Floor

