



Bull Lane, Newington, Sittingbourne

Asking Price £350,000



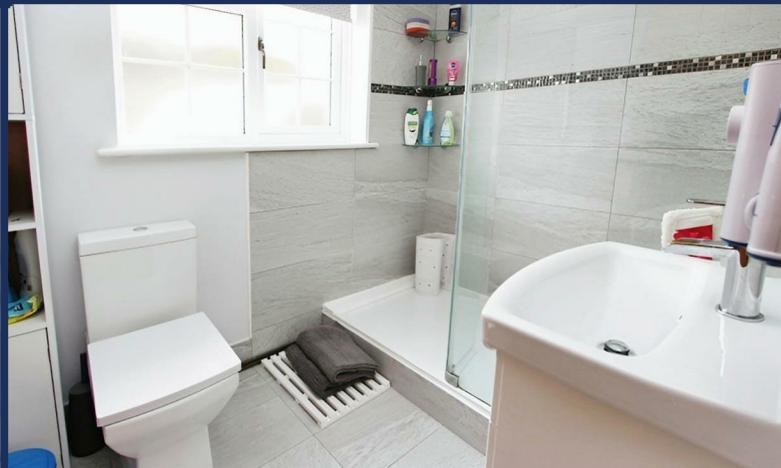
## Key Features

- 2 Bedroom Detached Bungalow
- Parking For 3+ Cars
- Immaculate Condition
- Two Double Bedrooms
- Large Kitchen
- Walking Distance From Newington
- Popular Location
- Large Plot
- EPC Grade Awaiting
- Council Tax Band Awaited

## Property Summary

We are delighted to present to the market this immaculate, detached bungalow. Listed for sale, this property exhibits an extraordinary level of neatness and cleanliness that truly sets it apart. As you step through the front door, you are welcomed into an elegant reception room that is perfect for entertaining guests or simply relaxing after a long day.

This bungalow also boasts a modern kitchen, equipped with all the essential amenities. Whether you're a culinary enthusiast or simply enjoy a home-cooked meal, this kitchen is sure to cater to your needs.





**Lounge**

12'4 x 9'9

**Kitchen**

12'00 x 12'11

**Bedroom One**

11'11 x 9'5

**Bedroom Two**

9'9 x 12'4

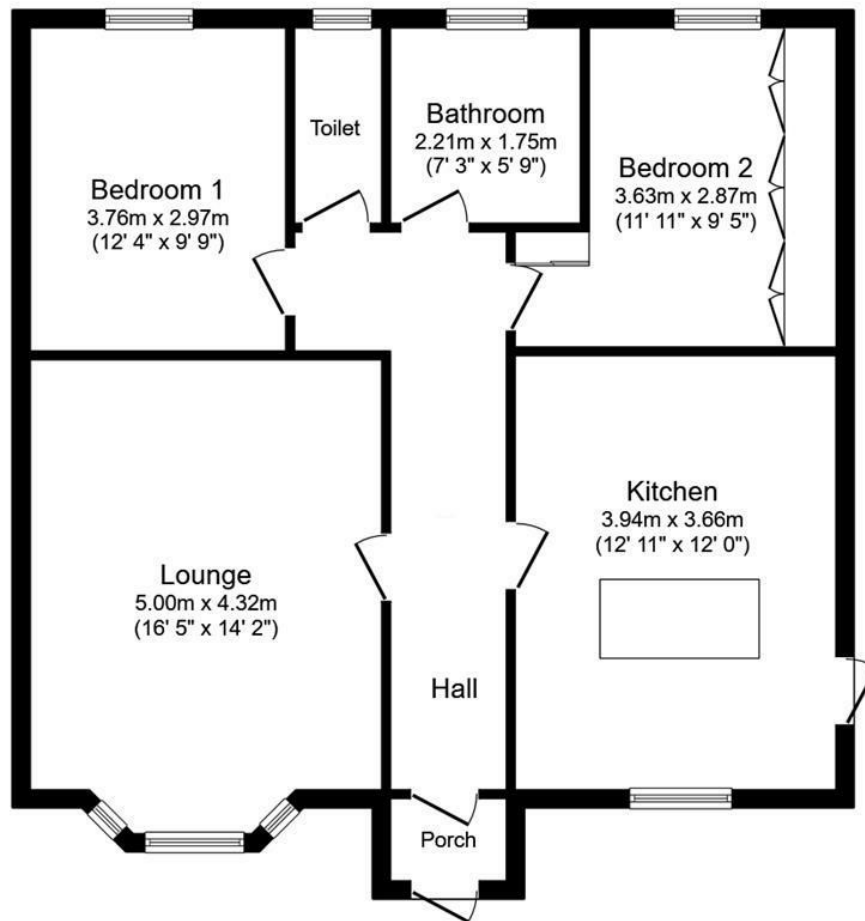
**Toilet**

3'4 x 5'9

**Bathroom**

7'3 x 5'9





## Floor Plan

Floor area 85.4 m<sup>2</sup> (920 sq.ft.)

**TOTAL: 85.4 m<sup>2</sup> (920 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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