



Nativity Close, Sittingbourne

Guide Price £300,000

 LambornHill

## Key Features

- End of Cul-de-Sac
- Private Driveway + Garage
- Spacious Lounge
- Conservatory to Rear
- Move-in Ready with Scope to Add Value
- Close to Schools & Parks
- Commuter Friendly
- Downstairs WC + Family Bathroom + Ensuite
- EPC Rating C (73)
- Council Tax Band D



## Property Summary

\*\*\* Guide Price: £300,000 - £325,000 \*\*\*

Positioned on a cul-de-sac with off-street parking and a garage, this three-bedroom home is an ideal step onto the property ladder. Offering generous downstairs space, two bathrooms, and a sunny conservatory, it's ready to move into and has the scope for easy cosmetic updates, perfect for buyers looking to put their own stamp on a well-located home.



## Property Description

Tucked away on Nativity Close, this well-sized three-bedroom home presents an excellent opportunity for first-time buyers or young families. The layout includes a spacious front lounge, a kitchen/diner stretching to the rear of the property, and a bright conservatory that offers the perfect spot for year-round entertaining or relaxing with garden views. A handy downstairs WC and built-in storage add to the practicality of the ground floor.

Upstairs, you'll find three bedrooms, including a main bedroom with its own en-suite shower room. The family bathroom serves bedrooms two and three, with each room benefiting from natural light and well-proportioned layouts. The property is generally well maintained but would benefit from some light modernisation, offering the ideal blank canvas for a buyer wanting to personalise their home over time.

Externally, the home has private off-road parking to the front, a garage, and a manageable rear garden accessed via the conservatory. It's situated in a family-friendly location, close to schools, local shops, and transport routes.

Viewings are going ahead from the 10th of December to appreciate the space and potential this home has to offer.

## About The Area

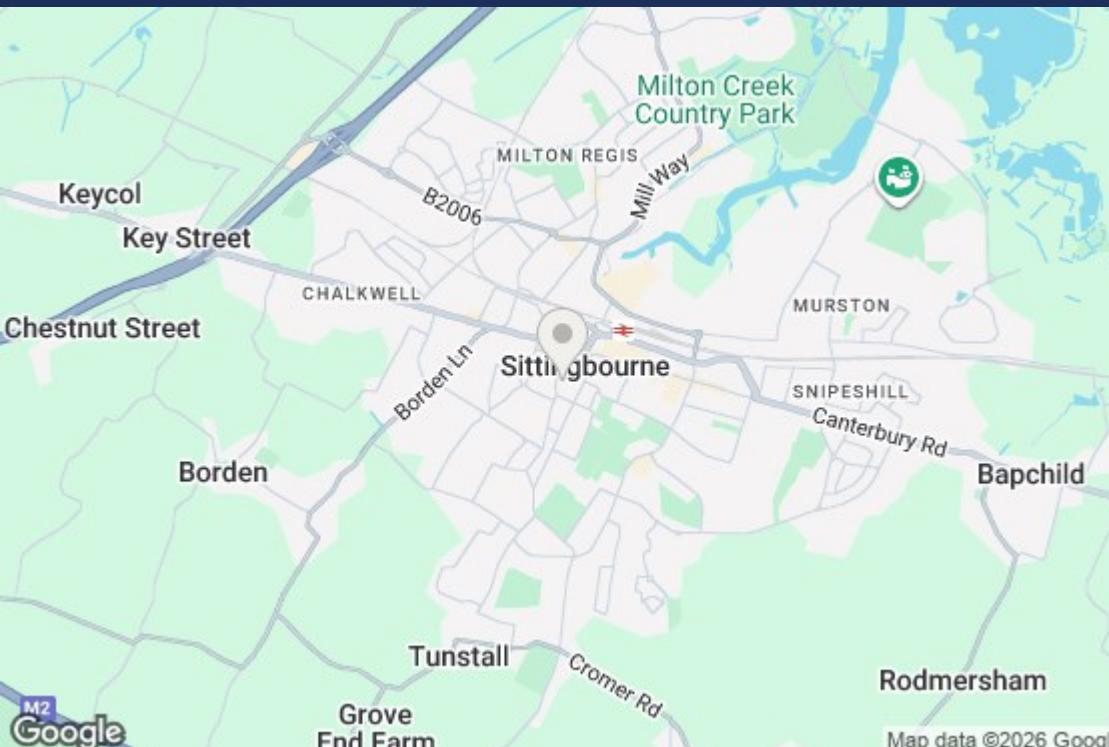
Nativity Close is a peaceful residential cul-de-sac located on the eastern edge of Sittingbourne, offering a quiet and family-friendly setting while still being conveniently close to local amenities and key transport links.

This part of town is especially popular with young families and first-time buyers due to its well-regarded local schools and easy access to both the A2 and M2, making commuting to London or Canterbury straightforward. Sittingbourne train station is around a 5-minute drive away, offering regular services into London Victoria, St Pancras International, and beyond.

Local amenities include a variety of supermarkets, independent shops, takeaway options, and leisure facilities, including the Swallows Leisure Centre and the recently regenerated town centre with a cinema and dining options. Several nearby parks and green spaces provide ideal spots for dog walking, jogging, or family picnics.

Nativity Close itself enjoys a quiet atmosphere with practically no through traffic due to its cul-de-sac setting, and properties here are sought-after for their practical layouts and off-street parking. With a great blend of convenience, community, and accessibility, this is an area that continues to grow in popularity for those looking to settle in Sittingbourne.

- Lounge  
14'6 x 17'8
- Kitchen  
14'6 x 9'0



## • Conservatory

9'3 x 8'10

## • W/C

## • Bedroom One

8'5 x 11'7

## En-Suite

## • Bedroom Two

8'0 x 10'6

## • Bedroom Three

5'9 x 8'9

## • Bathroom

## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill



**Ground Floor**

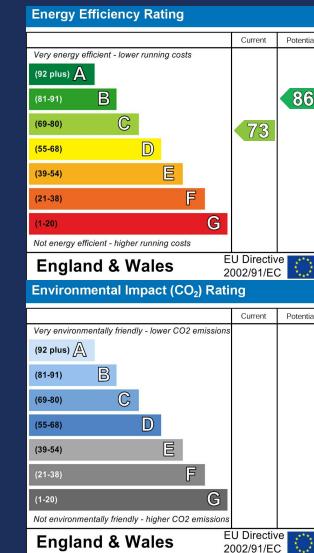
Floor area 46.4 sq.m. (499 sq.ft.)

**First Floor**

Floor area 36.5 sq.m. (393 sq.ft.)

**Total floor area: 82.9 sq.m. (892 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)



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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