



Meeres Court Lane, Sittingbourne

£270,000



## Key Features

- Three Bedroom End-of-Terrace House
- Spacious kitchen with ample worktop space
- Bright lounge/diner with sliding doors to garden
- Low-maintenance garden with rear access and bin storage
- Private garage + on-street parking at rear
- 1.2 Miles From Sittingbourne Station
- Located Opposite A Green Space
- Rare ground floor W/C for added convenience
- EPC Rating Awaited
- Council Tax Band B

## Property Summary

Set in a well established residential area of Sittingbourne, this well-presented three-bedroom end-of-terrace home offers a practical and comfortable layout, with thoughtful features that go a long way for modern family life.





Property Overview

The ground floor opens with entrance hall and a compact downstairs W/C — a rare and welcome feature in this style of property. The spacious kitchen features a generous worktop space that wraps around the whole room, ideal for family meals and everyday use. The lounge/diner at the rear of the home is a flexible, open space with sliding doors that lead out onto a low-maintenance garden, designed with easy upkeep in mind. The garden features mainly paving, a neat grassed area, a bin storage enclosure, and rear gated access leading to on-street parking and a private garage. Upstairs, you'll find two double bedrooms and a well-sized single, ideal for growing families, guests, or a home office setup. The end-of-terrace position provides the added bonus of a landing window, bringing in natural light and enhancing the feeling of space. A partially boarded loft adds extra storage potential, and the main bathroom completes the layout. Positioned in front of a pleasant green space, this home enjoys a peaceful outlook while still being close to schools, transport links, and local amenities.

About The Area

Meeres Court Lane is situated in the Murston area of Sittingbourne, Kent, offering a blend of residential tranquility and convenient access to local amenities. The neighborhood is predominantly residential, with a mix of terraced and end-terrace homes.

Residents benefit from proximity to essential services, including local shops, supermarkets, and healthcare facilities. The area is served by several primary and secondary schools, making it suitable for families.

Transportation links are robust, with Sittingbourne railway station approximately 1.2 miles away, providing regular services to London and other major destinations. The area is also well-connected by local bus routes and has convenient access to major roadways, facilitating travel by car.

For leisure and recreation, residents can enjoy nearby green spaces and parks, as well as community events that encourage neighbourly interaction.

In summary, Meeres Court Lane offers a balanced lifestyle with affordable housing options, practical amenities, and a supportive community environment.

Hallway

5'7 x 12'6

Lounge / Diner

11'9 x 15'10



Kitchen

9'11 x 12'06

Downstairs W/C

2'8 x 2'2

Landing

5'10 x 9'9

Bedroom One

12'7 x 9'1

Bedroom Two

7'8 x 12'00

Bedroom Three

7'11 x 9'0

Bathroom

5'5 x 6'7

About LambornHill

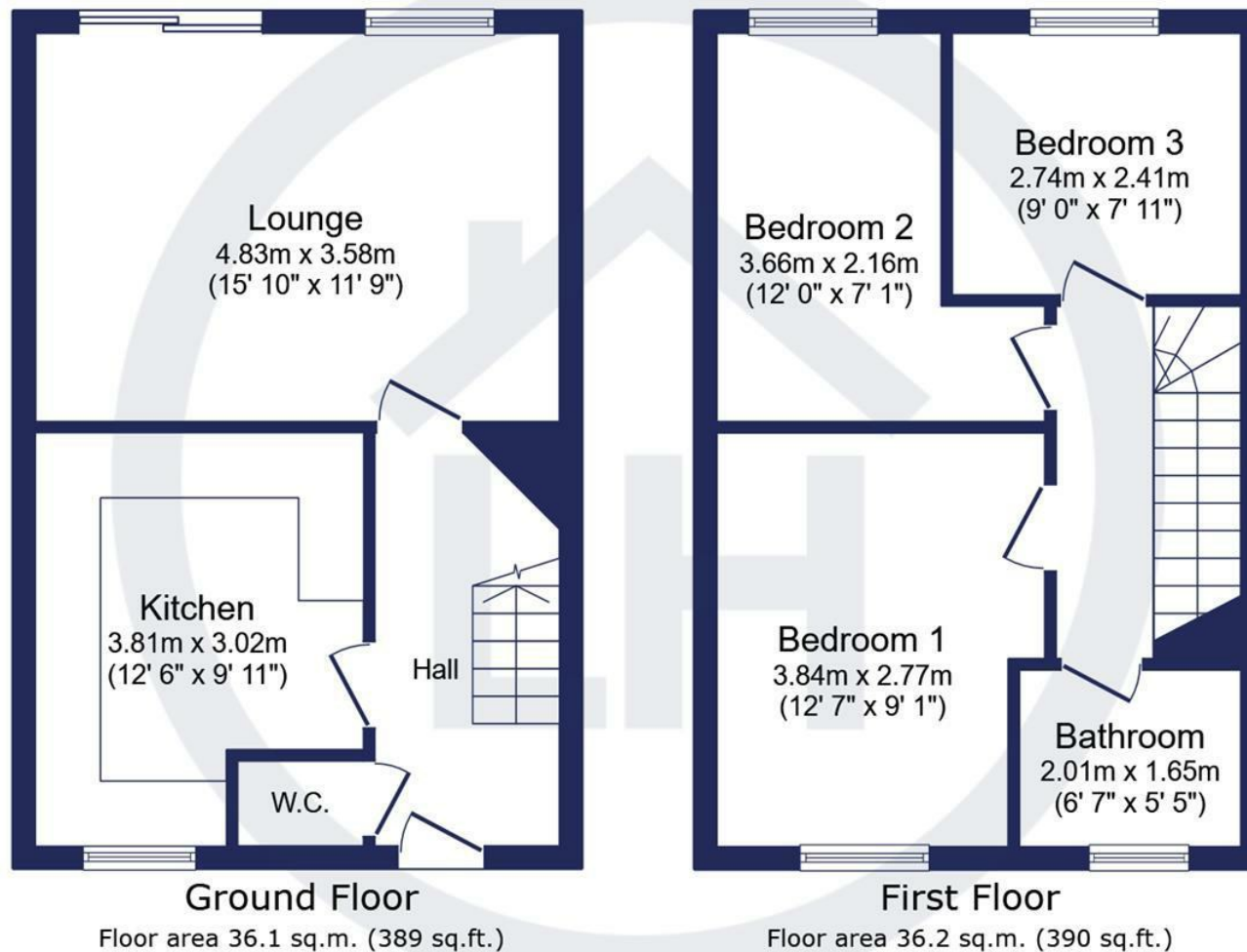
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Total floor area: 72.3 sq.m. (779 sq.ft.)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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