



# 75 Forge Lane

, Upchurch, ME9 7AD

**Offers Around £325,000**



Where home meets the countryside. \*3 BEDROOMS,\*\*ENSUITE TO MASTER\*\*STUNNING KITCHEN BREAKFAST ROOM\*\*LANAI AREA\*\*RURAL LOCATION\*\*A MUST SEE PROPERTY. Virtual tour available.

MMS are thrilled to be bringing this stunning three bedroom cottage in the village of Upchurch on to the sales market. The property has undergone many refurbishments over the the past fourteen years and internal viewings are highly recommended. The entire property is surrounded by far reaching views of perfect greenery, and country walks start right from your door. Internally, you have a cosy lounge area with a barn door separating the porch. The hall way has a convenient utility space hidden cleverly behind sliding doors, and there is access to the the ground floor bathroom. The immaculate kitchen breakfast room with high gloss cupboards has a range of integral appliances, and the vaulted ceiling with Velux windows offers plenty of light making this room the true hub of the house. To the rear of the kitchen bifold, doors open on to a wonderful indoor/outdoor room giving you extra living and entertainment space, perfect for all weathers!! To the first there are two bedrooms and the master with en-suite and miles of countryside views can be found on the second. Added benefits include double glazed windows, central heating and front and rear gardens. Upchurch is a village and civil parish in the Swale district of Kent. It is situated just off the A2 road, between Rainham and Sittingbourne and offers amenities such as schools, a church and a cricket club. Book your internal appointment today!!  
Council tax band C.



- porch
- lounge
- hallway
- utility area
- bathroom
- kitchen breakfast room
- lanai
- stairs/landing
- bedroom
- bedroom
- stairs
- master bedroom
- ensuite

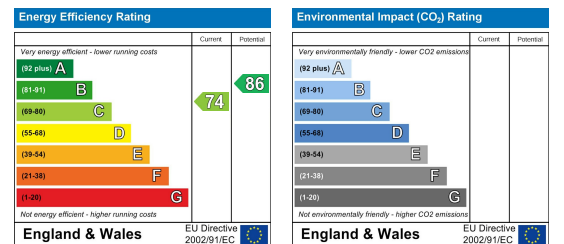
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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