



# 17 Green Lane

Isle Of Grain ME3 0DQ

**Offers Around £300,000**



GUIDE PRICE £300,000 - £320,000

**LARGE PLOT!!!** Nestled in the charming village of Isle of Grain, this delightful two-bedroom semi-detached bungalow on Green Lane offers a perfect blend of comfort and potential. Built in 1965, the property spans an inviting 686 square feet and boasts a well-thought-out layout that is ideal for both relaxation and entertaining. Upon entering via the hallway, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere. The modern extended kitchen/breakfast room is a highlight, offering a contemporary space for culinary creations and casual dining. The two bedrooms are well-proportioned, providing ample space for rest and relaxation, while the bathroom is conveniently located to serve both rooms. One of the standout features of this property is the stunning rear garden, which is beautifully finished with established plants and shrubs. This outdoor oasis offers plenty of seating areas, making it an ideal spot for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the garden provides side access to the front of the property and direct access to the garage, enhancing convenience. The EXTRA LAND to the side of the bungalow presents exciting possibilities for future development or personalisation, allowing you to truly make this home your own. Located in a village setting, the property is close to essential amenities, such as supermarket, fish and chip shop and medical centre. ensuring that daily needs are easily met. Only 19 minutes to the link road for the A2. With a council tax band of B, this bungalow represents an excellent opportunity for those seeking a peaceful lifestyle in a picturesque location. Whether you are a first-time buyer, a downsizer, or looking for a sound investment, this property is sure to impress.



# Area Map



# Floor Plans

**Ground Floor Building 1**

**Approximate total area<sup>(1)</sup>**  
741 ft<sup>2</sup>  
68.9 m<sup>2</sup>

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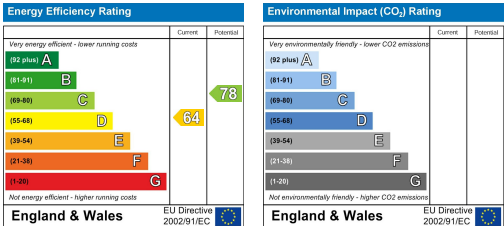
**Ground Floor Building 2**

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

# Energy Efficiency Graph



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