



**Spot Lane, Bearsted, Maidstone, Kent, ME15 8NX**  
**Offers In Excess Of £375,000**



**\*\* NO FORWARD CHAIN \*\*** A very well presented, four bedroom extended semi-detached house situated on Spot Lane in Bearsted. The property has been recently decorated and carpeted throughout and benefits from a sitting room and dining area, an extended kitchen/breakfast room, 3 bedrooms and family bathroom upstairs with a further bedroom and en-suite shower room downstairs, paved garden with flower bed and a raised seating area.

Bearsted benefits from excellent transport links via mainline train station, and the picturesque Village Green with a selection of pubs and restaurants is within walking distance. Easy access to the M20 and M2 motorways. Superb infant and primary schools. Leisure facilities include Bearsted golf, bowls and tennis clubs and nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Tenure: Freehold. Council Tax band: D. EPC rating: E.



## GROUND FLOOR

### Entrance Porch

UPVC entrance door. Porthole window to side. Tiled flooring. Sliding door to ....

### Sitting Room

Double glazed window to front. Fireplace with hearth. Under stairs cupboard. Radiator. Carpet. Staircase to first floor.

### Dining Room

Double glazed patio doors to rear. Radiator. Carpet.

### Kitchen/Breakfast Room

Wall and base units in gloss white finish. Inset sink with mixer tap. Breakfast bar. Tiled splashbacks. Plumbing for washing machine and dishwasher. Space for free-standing cooker. Cupboard housing boiler. Tiled flooring. Double glazed windows to rear. UPVC door to rear.

### Shower Room

Corner shower unit. Low level WC. Wall mounted basin with mixer tap. Heated towel rail. Tiled walls and flooring.

### Playroom/Bedroom Four

Double glazed window to front. Radiator. Carpet.

## FIRST FLOOR

### Landing

Double glazed window to side. Hatch to loft. Carpet.

### Principal Bedroom

Double glazed window to front. Built-in wardrobes. Radiator. Carpet.

### Bedroom Two

Double glazed window to rear. Radiator. Carpet. Airing cupboard housing hot water cylinder.

### Bedroom Three

Double glazed window to front. Wardrobe above bulkhead. Radiator. Carpet.

### Bathroom

Corner bath with mixer tap. Low level WC. Vanity unit with inset basin. Heated towel rail. Tiled walls. Vinyl flooring. Double glazed window to rear.

## EXTERNALLY

### Garden

The FRONT GARDEN is walled and gated. Mainly shingle with an established tree. Driveway for two vehicles. The REAR GARDEN is half laid to lawn and half paved with raised shingled seating area and shed.


## VIEWING

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## DIRECTIONS

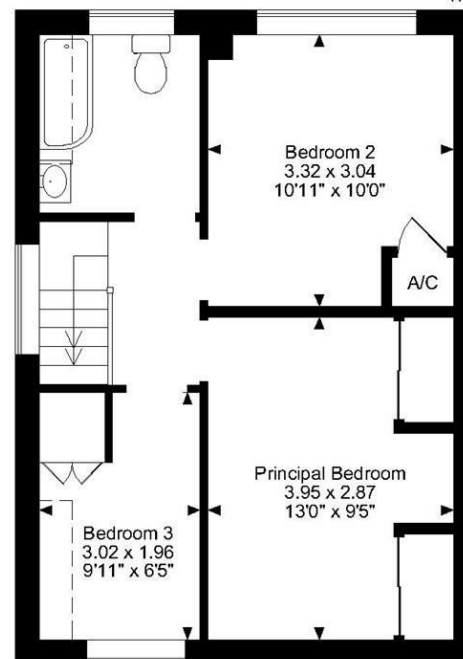
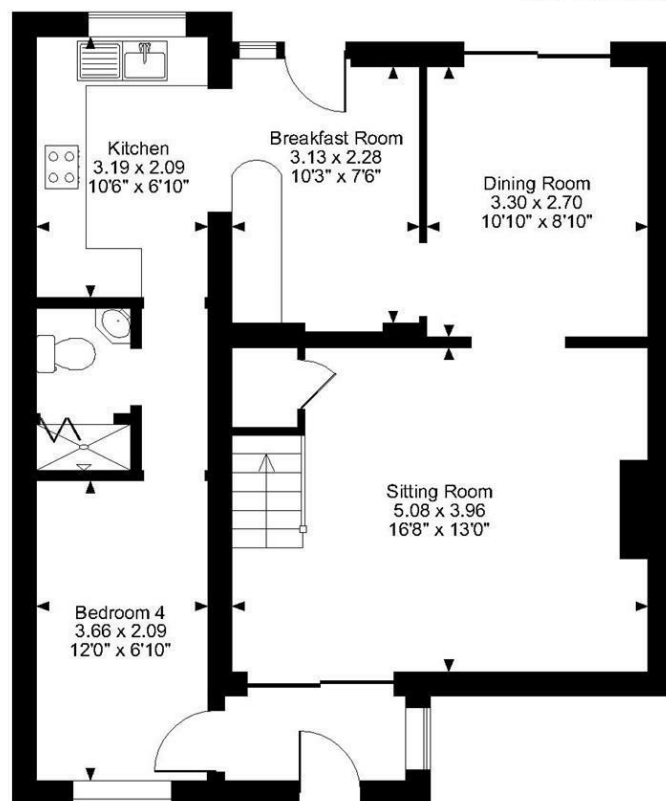
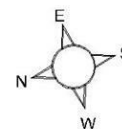
From the Agent's Bearsted office bear left into the Ashford Road and, after a few hundred yards, bear left into Spot Lane where the property will be found after a short distance on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Spot Lane Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**1057 Sq Ft/98 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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