



**117 Spot Lane, Bearsted, Maidstone, Kent, ME15 8UB**  
Offers In Excess Of £425,000

A beautiful example of a modernised and extended 3 bedroom semi-detached house, situated on Spot Lane in Bearsted, near Mallards Park.

Step into the property via the welcoming entrance hall which leads to a generous and recently extended sitting/dining room, making it a perfect space for entertaining family and friends, whilst the luxury kitchen with beautiful granite worktops is situated to the front, with the downstairs W.C. making up the rest of the ground floor. Upstairs, there is a spacious landing area which feeds 3 good size bedrooms and a modern family bathroom. Externally, the rear garden is laid to lawn, whilst the driveway to front provides parking for up to 3 vehicles and access to the integral garage.

Bearsted benefits from excellent transport links with easy access to the M20 and M2 motorways and via mainline train station taking you straight into London Victoria. The area has excellent schools and the picturesque Village Green boasts a selection of popular pubs, cafe's and restaurants. Local 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. EPC Rating: F. Council Tax Band: D.



## GROUND FLOOR

Entrance Hall

Sitting Room

Dining Room

Kitchen

W.C.

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNALLY

Garage

Driveway

Rear Garden

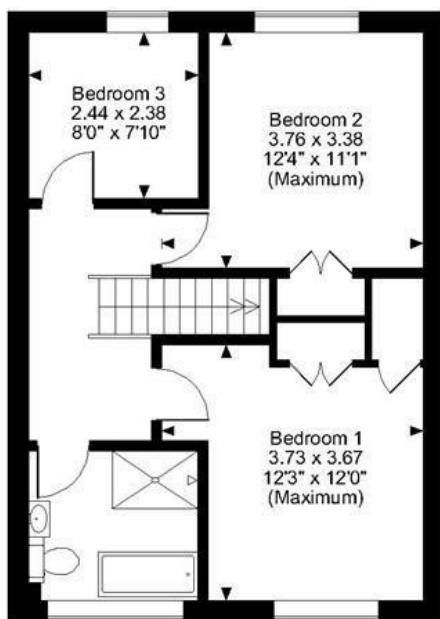
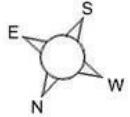
## VIEWING

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	32	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Spot Lane, Bearsted, Maidstone**  
Approximate Gross Internal Area  
Main House = 1038 Sq Ft/96 Sq M  
Garage = 112 Sq Ft/10 Sq M  
Total = 1150 Sq Ft/106 Sq M



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