



## 5 Little Court Lower Fant Road

Maidstone, ME16 8DL

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and versatile townhouse to the market, in a sought-after Maidstone location close to schools and all amenities. Set over three floors, and boasting four bedrooms, two bathrooms, a good size open-plan lounge/diner, off road parking and a private low-maintenance rear garden backing onto further open space, this well presented family home is available with NO ONWARD CHAIN offering the opportunity to simply move in and enjoy.

The layout briefly comprises of: Spacious hallway with two storage cupboards giving access to single bedroom four, bathroom one, and double bedroom three/garden room with patio doors out to garden; stairs lead up to the first floor comprising of a large open-plan lounge/diner, open doorway into the spacious kitchen, and further stairs up to the second floor; The second floor landing gives access to two further double bedrooms and bathroom two.

Located a short walk to highly regarded schools for all age groups, Maidstone town centre with its vast array of shopping and leisure facilities, train stations, parks, gyms, river walks and A2/A20/M2/M20 road links are all nearby. Maidstone hospital is a short drive away, and there are bus services just a short walk away. Interest is sure to be strong in this versatile family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £290,000**

# 5 Little Court Lower Fant Road

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- MID-TERRACE TOWNHOUSE
- LARGE LOUNGE/DINER
- WALK TO TOWN AND WEALTH OF SHOPPING, DINING AND LEISURE AMENITIES
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- WELL PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN AND OFF ROAD PARKING
- WALK TO TRAIN STATION TO LONDON
- FOUR BEDROOMS OVER THREE FLOORS
- WALK TO SOUGHT-AFTER SCHOOLS
- SHORT DRIVE TO MAIDSTONE HOSPITAL AND ALL A20/M20 ROAD LINKS

## Hallway

16'4" x 6'10" (5.0m x 2.1m)  
Spacious hallway with built-in cupboard for shoes and coats, wood-effect vinyl flooring and neutral decor, access to bedroom four, bathroom, and bedroom three leading out to the garden.

## Bedroom Four

9'6" x 6'2" (2.9m x 1.9m)  
Single bedroom with window to front of property, neutral carpet and decor.

## Bathroom One

6'4" x 6'2" (1.95m x 1.9m)  
With white suite consisting of bath, basin/vanity and WC, partial white wall tiles with decorative border, neutral vinyl flooring and decor, vertical chrome radiator.

## Bedroom Three/Garden Room

12'7" x 10'2" (3.85m x 3.1m)  
Good size double bedroom or garden room with patio doors out to the garden, window to the side of the doors offering further natural light, neutral carpet and decor, built-in cupboard housing the boiler.

## Lounge/Diner (First Floor)

17'8" x 12'7" (5.4m x 3.85m)  
Good size room with plenty of space for table and chairs, sofas and other furniture, neutral carpet and decor with feature panel wall, window to front, "open" hatch and doorway into the kitchen from here to the rear of the room, stairs up to second floor also.

## Kitchen (First Floor)

12'7" x 9'0" (to 7'0") (3.85m x 2.75m (to 2.15m))  
"L-shaped" kitchen, with good range of wooden wall and floor cupboards with contrasting vinyl worktops, neutral decor with white splashback tiles, large window to rear of property, neutral vinyl flooring, integrated gas hob and oven, space for washing machine and fridge-freezer.

## Second Floor Landing

8'4" x 5'6" (2.55m x 1.7m)  
With high ceiling and sky-light, neutral carpet and decor, access to bedrooms one and two, and family bathroom.

## Bedroom One

12'7" x 10'2" (3.85m x 3.1m)  
Good size double bedroom with window to front of property, neutral carpet and decor, high ceiling.

## Bedroom Two

12'7" x 10'4" (to 7'0") (3.85m x 3.15m (to 2.15m))  
Another good size double bedroom with neutral carpet and decor, window to rear of property.

## Bathroom Two

7'0" x 4'11" (2.15m x 1.5m)  
With white suite consisting of bath with shower attachment, WC and basin, partial white wall tiles with decorative border, high ceiling with skylight to rear, neutral vinyl flooring.

## Garden

Low maintenance private rear garden

space with artificial lawn, shingle, and picket fence, leading onto what we understand to be a further shared open space.

## Off Road Parking

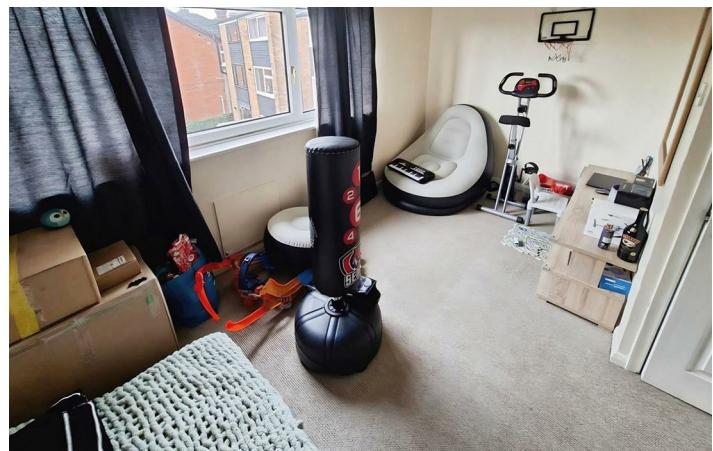
Off road parking for one car directly in front of the property.

## Agents Note 1

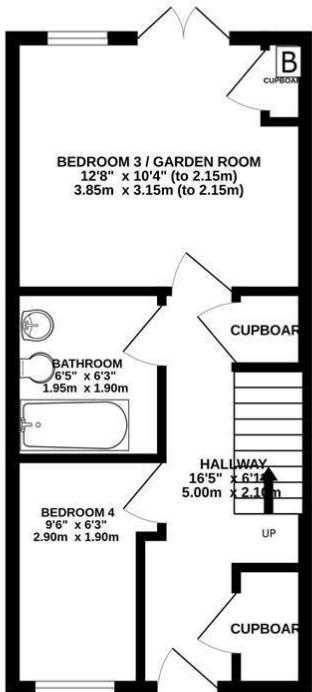
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## Agents Note 2

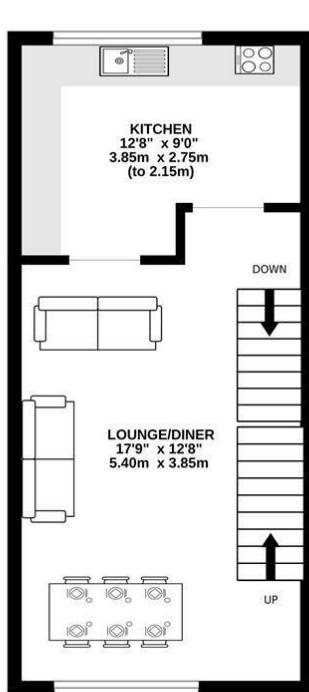
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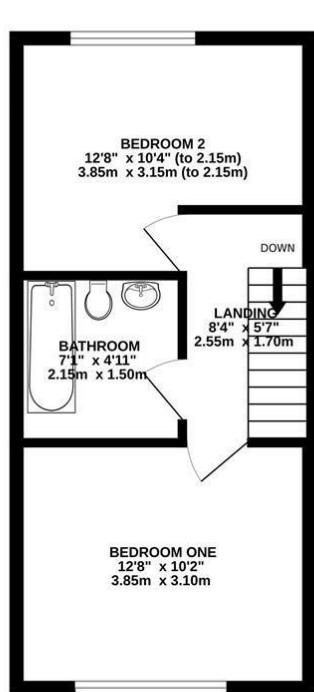
GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



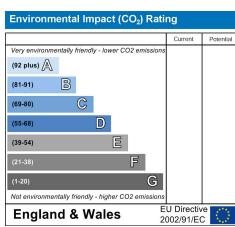
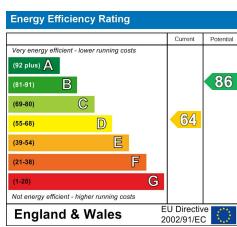
2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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