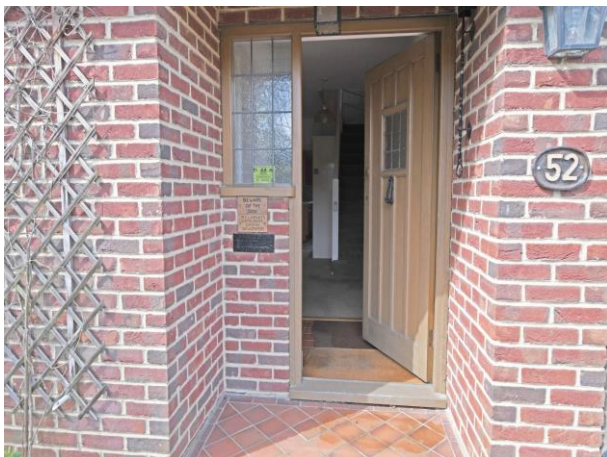




52 Boughton Lane
Loose, Maidstone
ME15 9QS

Guide Price £525,000 to £550,000

52
Boughton Lane
Loose
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ME15 9QS



Description

A delightfully proportioned 1930's detached house, classically designed and bursting with character features. Set amidst a large plot, east west aspect, 90 ft mature rear garden. This forever home is situated in one of the most sought after locations in the area. Close to open countryside, whilst being easily accessible to excellent local amenities. No.52 has real kerb appeal and offers great scope and potential to extend and improve, currently 1500 sq ft. An early inspection would be highly recommend to avoid disappointment. Sold with no forward chain.

Location

Boughton Lane connects the Loose Road A229 with Boughton Monchelsea Village. There is an array of country walks and bridle paths within easy walking distance of the house. Within half a mile are shops at Boughton Parade which provide for every day needs, together with regular bus services into the town centre, some 2 miles distant. The County town has a more comprehensive selection of amenities including two museums, theatre, county library, multi screen cinema and two railway stations connected to London.

Council Tax Band

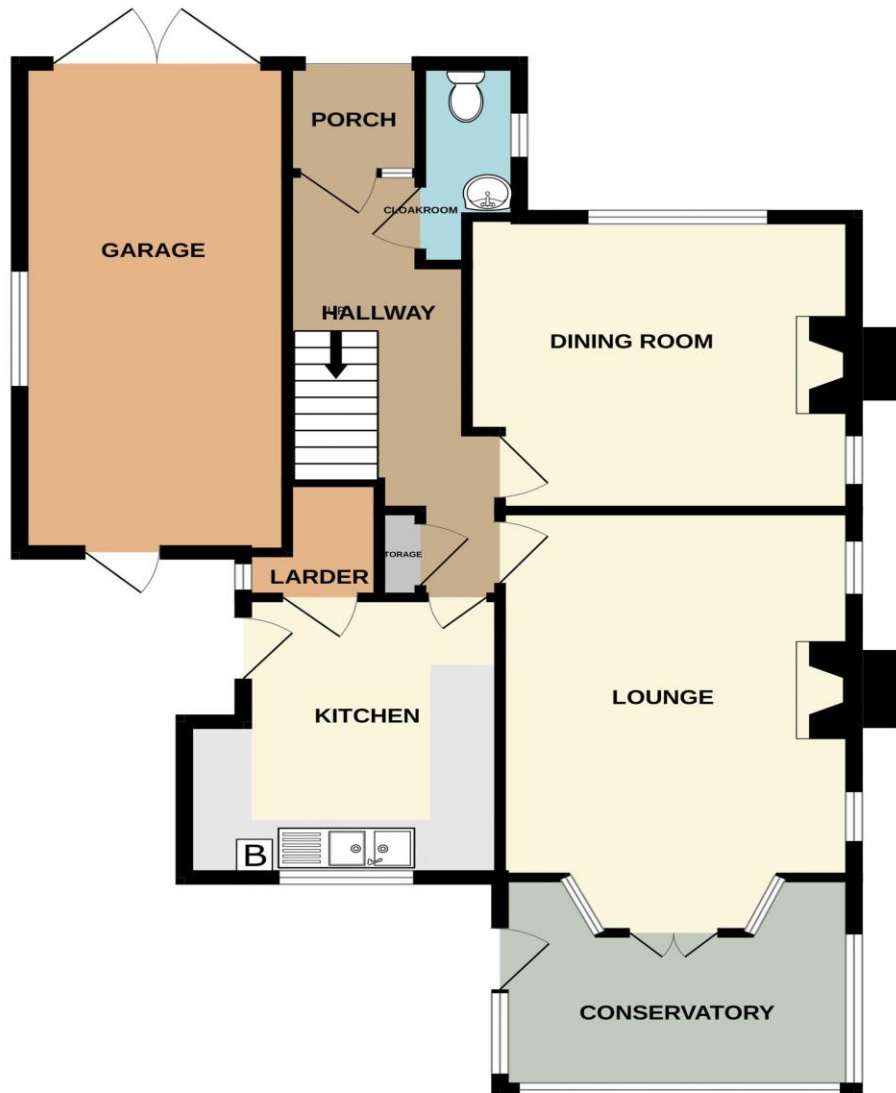
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VIEWINGS STRICTLY BY APPOINTMENT

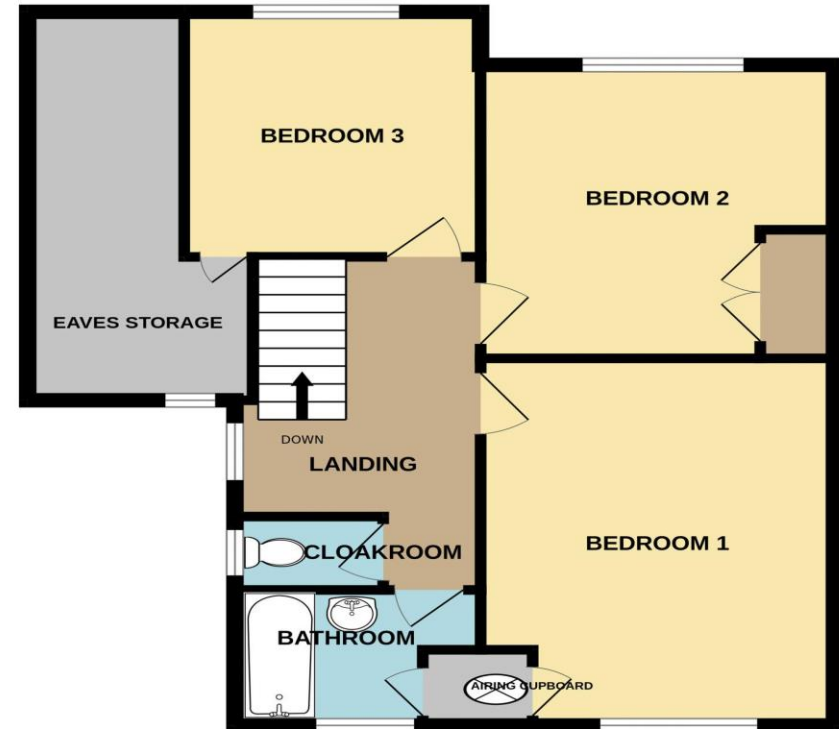
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1538 sq.ft. (142.9 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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ON THE GROUND FLOOR

Throughout the property are double glazed leaded light windows with Mahogany frames and sills.

ENTRANCE CANOPY

Quarry tiled flooring, outside light, solid Oak entrance door with leaded light window pane and side window.

ENTRANCE HALL 15' 10" x 7' 6" (4.82m x 2.28m)

Quarry tiled entrance floor, picture rail, double radiator, stairs to first floor, two understairs storage cupboards, door to:

DOWNSTAIRS CLOAKROOM

Ivory suite, low level WC, pedestal wash hand basin with tiled splashback, window to side.

DINING ROOM 13' 0" x 12' 0" (3.96m x 3.65m)

Dual aspect windows to the front and side with a pleasant outlook, picture rail, gas fire.

LOUNGE 17' 3" (into bay) x 12' 0" (5.25m x 3.65m)

Two windows to the side, gas fire with ornate stone surround and hearth, picture rail, double radiator, original leaded light French doors and windows leading to:

CONSERVATORY 12' 5" x 8' 8" (3.78m x 2.64m)

Hard wood framed conservatory with quarry tile flooring, glass roof and door to the garden.

KITCHEN 11' 2" x 10' 0" (3.40m x 3.05m)

Oak kitchen with marble effect working surfaces, twin bowl stainless steel sink with drainer, window overlooking the west facing rear garden, wall mounted Worcester boiler, British Gas thermostat controls for hot water and heating, partly tiled walls, quarry tiled

flooring, large larder cupboard, space for washing machine, solid oak door to the rear garden.

ON THE FIRST FLOOR

LANDING 13' 7" x 7' 6" (4.14m x 2.28m)

Window to side, picture rail, access to roof space.

BEDROOM 1 15' 0" x 12' 0" (4.57m x 3.65m)

Picture rail, double radiator, window overlooking the rear garden, western aspect, built-in airing cupboard housing water cylinder.

BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m)

Window to the front, double radiator, built-in double wardrobes with storage above and built-in surface for use as dressing table or desk, picture rail.

BEDROOM 3 10' 0" x 10' 0" (3.05m x 3.05m)

Window to front, radiator, picture rail, walk in storage cupboard with lighting measuring 15' 8" by 7' 6" with some head height restriction.

CLOAKROOM

White low level WC, window to side.

BATHROOM

Ivory suite with chrome fittings, pedestal wash hand basin, panelled bath with shower over, radiator, airing cupboard, window to the rear.

OUTSIDE

The property exudes kerb appeal with a brick paviour driveway for multiple vehicles, well stocked flower beds with mature trees and shrubs including Cherry tree, variegated Holly and Ivy, Laurel, spring bulbs including Tulips and Daffodils, hedged and fenced

boundaries, side pedestrian access, outside lights, solid oak double doors to garage.

The rear garden is west facing and measures 90 ft in length, paved courtyard patio adjacent to the house, generous formal lawned area, well stocked with trees and shrubs including Ivy, Corkscrew Hazel, Holly, Azaleas, Laburnum, Cedar and Cyprus trees, spring bulbs including Bluebells, Primroses, Tulips and Daffodils. Outside light, water butt, timber shed and fully fenced boundaries.

GARAGE 20' 6" x 9' 0" (6.24m x 2.74m)

Solid Oak wood double doors access from the front, rear pedestrian door into the garden, window to side, electric, light and power, housing service meters.

Directions

From Maidstone leave via Stone Street proceeding in a southerly direction a continuation of which is the Loose Road, A229, at the Wheatsheaf Public House, bear right onto the Hastings/Loose Road, A229. Boughton Lane will be found on the left hand side just beyond the shopping parade and before the Swan Public House, Follow the road for approximately half a mile and the property can be found on the right hand side where our for sale board can be displayed.



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