



## 3 Lapwing Drive, Kingsnorth

Offers in Region of £275,000

## 3 Lapwing Drive

Kingsnorth, Ashford

A well-presented two-bedroom terraced property situated in sought after Park Farm, benefitting from two allocated parking spaces, a low maintenance garden, downstairs cloakroom and fitted wardrobes to the main bedroom, located within close walking distance of amenities and schools.

Council Tax band: C

Tenure: Freehold

- Two-bedroom terraced home
- Two allocated parking spaces
- Low maintenance garden
- Downstairs cloakroom
- Kitchen/Diner
- Fitted wardrobes to Bedroom 1
- Walking distance of local amenities including schools
- Lots of countryside walks and children's play parks close-by



### Hallway

Part glazed composite door to front, radiator, laminate wood flooring. Door to Cloakroom, door to Living Room.

### Cloakroom

Comprising a WC, wash basin, radiator, laminate wood flooring.

### Living Room

19' 2" x 8' 11" (5.83m x 2.71m)

Window to the front, stairs to first floor with under-stairs storage, TV point, radiators, laminate wood flooring. Door to Kitchen.

### Kitchen/Diner

9' 3" x 12' 11" (2.83m x 3.94m)

Comprising wall and base units with work surfaces over, inset 1.5 bowl stainless steel sink/drainage, free-standing electric cooker with 4-ring gas hob, space and plumbing for washing machine, space for fridge/freezer. Tiled splash back, vinyl flooring. Window and door to the garden.

### Landing

Loft access, airing cupboard, radiator, carpet fitted to the stairs and landing.

### Bedroom 1

12' 1" x 12' 11" (3.69m x 3.94m)

Window to the front, built-in wardrobes, radiator, fitted carpet.

### Bedroom 2

9' 6" x 12' 11" (2.89m x 3.94m)

Window to the rear, radiator, fitted carpet.

### Bathroom

Comprising a bath with mixer taps and shower attachment, WC, wash basin, extractor fan, shaver socket, radiator, partly tiled walls and vinyl flooring.



### **REAR GARDEN**

Paved area adjacent to the rear of the house, artificial lawn. With planted border, gravel area to the bottom of the garden. Fenced boundaries.

### **FRONT GARDEN**

Paved pathway to front door, artificial lawn.

### **ALLOCATED PARKING**

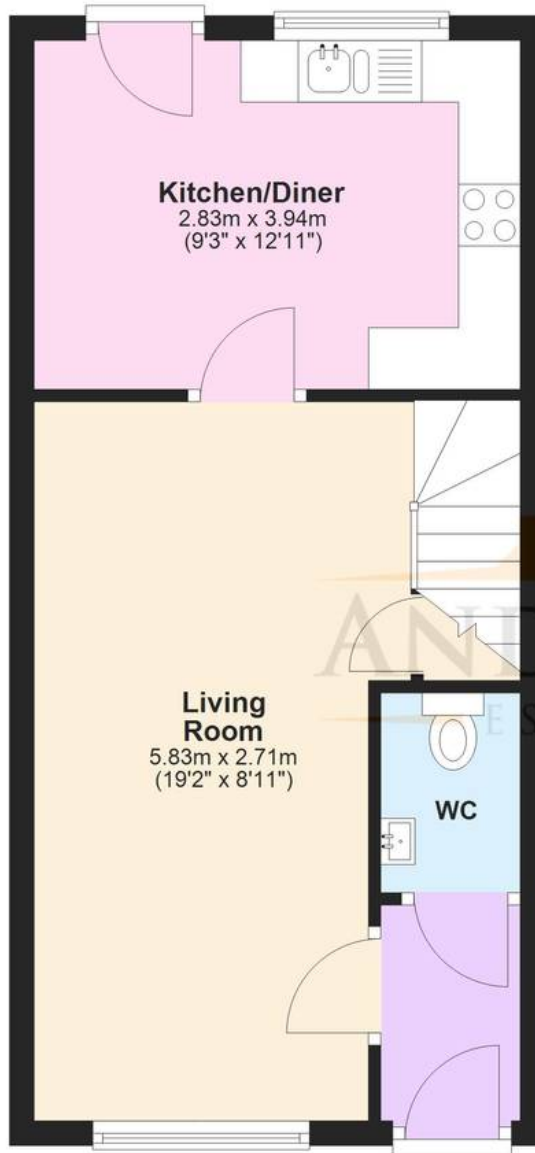
2 Parking Spaces





## Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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