



3 Newlands Villas Lewson Street, Sittingbourne, ME9 9JQ  
**£1,550 Per Calendar Month**

We are delighted to present this tastefully presented three bedroom semi-detached house set in large mature gardens and surrounded by open countryside. The property is located close to the popular village of Norton and within easy walking distance of The Plough at Lewson Street. With a recently fitted modern kitchen and bathroom, recently installed electric heating, ample off street parking with outside storage this property is not to be missed. We regret that smokers are not permitted. Applicants will require minimum household income of £46,500 for rent affordability checks. Available mid/late June.

ACCOMMODATION

Entrance Hall

Wood effect flooring, electric heater, 2 x double glazed windows, stairs to first floor with under stairs storage cupboard.

Living Room 14'11" x 12'0" (4.55 x 3.68)

Fitted carpet, double glazed window, high heat retention storage heater, feature fireplace with decorative surround and insert.

Dining Room 10'1" x 10'0" (3.09 x 3.07)

Fitted carpet, double glazed window, electric heater, brick fireplace with wood burning stove.

Kitchen 10'1" x 7'6" (3.09 x 2.31)

Tile effect flooring, range of matching wall and base units with white gloss door and drawer fronts, with wood block worksurfaces and tiled splashback. White composite 1 1/2 bowl sink and drainer, Stainless steel LPG 5 ring gas hob with stainless steel extractor above. Integrated eye level double oven, recess under worksurface for diswasher. 2 x double glazed windows, extractor fan

Rear Hall

Tile effect flooring, space for fridge freezer, walk in pantry cupboard with plumbing for washing machine and space for tumble dryer. Double glazed door to rear garden.

Utility Room 7'8" x 10'5" (2.35 x 3.20)

Carpet tiles, matching fitted base units with white door fronts and light wood effect worksurface above, dual aspect double glazed windows.

Cloak Room

Tile effect flooring, 1/2 panelled walls, WC with space saving wash hand basin above cistern, electric heater, double glazed window, extractor fan.

Stairs & Landing

Fitted carpet, double glazed window, airing cupboard containing hot water cylinder.

Bedroom One 14'9" x 12'3" (4.52 x 3.75)

Fitted carpet, double glazed window, ornamental fireplace, small fitted cupboard to side.

Bedroom Two 10'0" x 12'3" (3.06 x 3.75)

Fitted carpet, double glazed window, ornamental fireplace

Bedroom Three 11'1" x 6'11" (3.39 x 2.11)

Fitted carpet, double glazed window, fitted cupboard.

Bathroom

Light wood effect vinyl flooring, matching white bathroom suite comprising of WC, wall mounted wash hand basin and bath with shower mixer tap, shower screen and electric shower above. 1/2 tiled walls.

double glazed window, extractor fan, chrome electric towel heater, electric fan heater.

OUTSIDE

To Front - fair sized enclosed garden to front mainly laid to lawn with mature hedges and trees.

To Side - large hard standing driveway providing off street parking for 4+ vehicles. Large metal storage shed.

To Rear - good sized enclosed garden mainly laid to lawn with some mature shrubs and trees, shingled patio area and small fish pond. Summer house and green house with raised planters.

GENERAL INFORMATION

Rent £1,550.00 per calendar month

Holding Deposit £357.69

Deposit £1,788.46

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band C

EPC Rating - E 40

Conditions Regret no smokers. Family pet considered (subject to carpets being professionally cleaned at end of tenancy).

Minimum Household Income Required £46,500.00 per annum

Photos and Virtual Tour created June 2023

Verified Material Information

Tenure: Freehold

The building  
Semi-detached house, standard construction  
3 bedrooms, 1 bathroom, 2 receptions  
Accessibility adaptations: None

Services  
Mains electricity  
Mains water  
Mains foul drainage  
Mains surface water drainage  
Heating: None  
Heating features: Double glazing and night storage  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 ok, Vodafone ok, Three ok, EE good

Parking: Driveway

Risks & restrictions

Not a listed building

Not in a conservation area

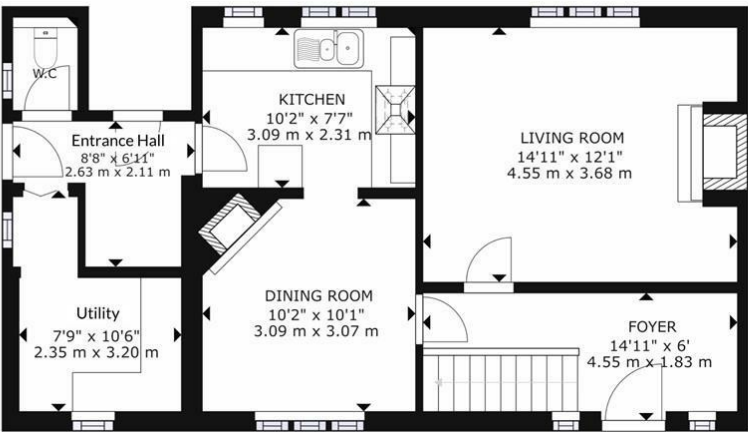
No tree preservation order

No environmental risks recorded

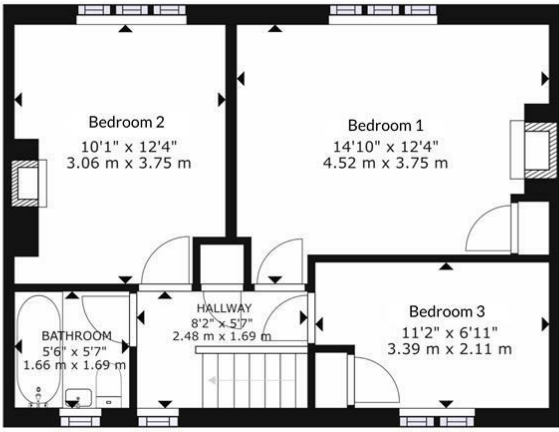
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



FLOOR 1



FLOOR 2

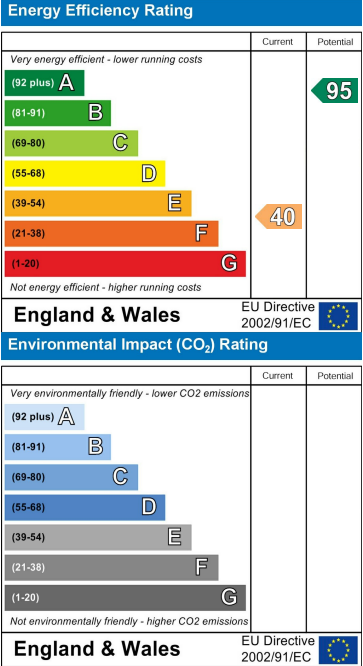
GROSS INTERNAL AREA  
FLOOR 1: 626 sq ft, 58.19 m<sup>2</sup>, FLOOR 2: 481 sq ft, 44.72 m<sup>2</sup>  
TOTAL: 1107 sq ft, 102.91 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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