



THE  
HOMES  
GROUP



Well Street, Maidstone, ME15 0EJ  
Offers in the region of £400,000 Freehold





Located in the picturesque and popular old village of Loose, Maidstone, this lovely period cottage offers a wonderful mix of contemporary living. The house was extended to offer spacious living spaces - the very high spec open plan kitchen/diner and generous lounge with log burner, while upstairs provides three bedrooms and the luxury bathroom.

The Loose area offers a selection of local shops, pubs, and the very popular Loose Conservation Area with its great walks and amazing scenery. Whereas the nearby Maidstone town centre provides a great selection of shops, restaurants, parks, services, library, mainline railway stations and the main local hospital.

The property's benefits include: an entrance porch, generous living room, modern fitted kitchen/dining room with integrated and built-in appliances, three bedrooms, bathroom with luxury 4 piece suite, large tiered garden with patio and lawned areas, shared driveway and additional parking space, and the garage (currently used as workshop and storage).

#### **Entrance porch**

5'10 x 4'10 (1.78m x 1.47m)

#### **Lounge**

17'7 x 10'9 (5.36m x 3.28m)

#### **Kitchen area**

14'6 x 11'2 (4.42m x 3.40m)

#### **Dining area**

9'1 widening to 14'6 x 8'2 (2.77m widening to 4.42m x 2.49m)

#### **Cloakroom/WC**

4'0 x 2'11 (1.22m x 0.89m)

#### **Landing**

#### **Bedroom one**

13'7 x 9'6 (4.14m x 2.90m)

#### **Bedroom two**

11'7 x 9'2 (3.53m x 2.79m)

#### **Bedroom three**

9'7 x 7'10 (2.92m x 2.39m)

#### **Bathroom**

10'5 x 8'2 (3.18m x 2.49m)

#### **Garage**

14'6 x 9'9 (4.42m x 2.97m)

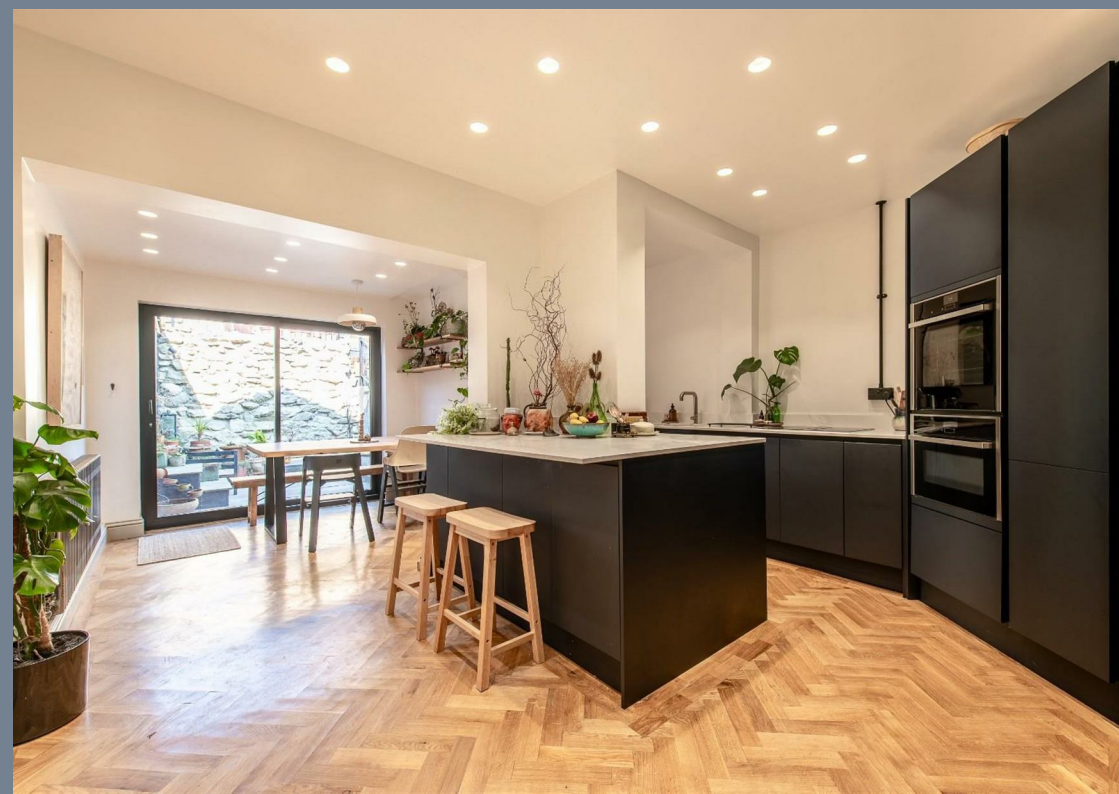
#### **Rear garden**

#### **Shared driveway**

#### **Parking to front**

#### **Tenure: FREEHOLD**

#### **Council tax: Band D**









### Ground Floor

Approx. 49.0 sq. metres (527.5 sq. feet)

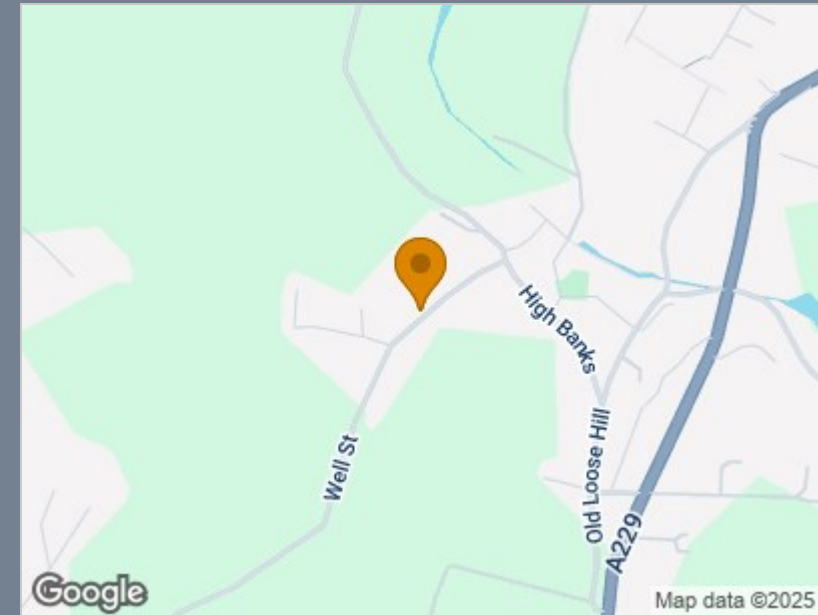


### First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 94.7 sq. metres (1019.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.