

17 Stone Cross Lees  
**Sandwich**  
CT13 0BZ

**£355,000** Freehold

Finn's  
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Spacious detached bungalow in a quiet cul-de-sac location  
3 bedrooms. Garage and off-road parking. No chain.  
EPC rating D

[www.finns.co.uk](http://www.finns.co.uk) 01304 612147



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A spacious detached bungalow favourably positioned in a quiet cul-de-sac within walking distance of local amenities. Now in need of updating, this wonderful family home offers many features which include established and well maintained front and rear gardens, driveway and single garage. There is a generous sized entrance hall, three bedrooms, a sitting room with doors leading to the conservatory which enjoys pleasant views of the rear garden, kitchen, bathroom and separate WC. The windows are double glazed and there is gas central heating.

Located just a short distance from the centre of the Cinque Port town of Sandwich which offers a range of amenities including supermarket, shops, banks, post office, chemist, doctor and dentist surgeries, restaurants, public houses, choice of schools and leisure facilities. The mainline train station has high speed services direct to London St. Pancras and frequent trains to London Charing Cross. For all golf enthusiasts, the Princes Golf Club and St Royal St Georges Golf Club are close by at Sandwich Bay where the 2020 149<sup>th</sup> Open will be played.

Accommodation comprises (approximate measurements):

Recess entrance porch with frosted glazed entrance door leading to:-

**Entrance Hall**

Spacious with useful, various built-in storage cupboards and access to loft.

**Sitting Room** 16' 11" x 12' 0" (5.15m x 3.65m)

Double casement doors leading to the conservatory, serving hatch, coal effect gas fire.

**Conservatory** 11' 10" x 6' 6" (3.60m x 1.98m)

UPVC sealed unit double glazed with polycarbonate roof, cylinder heater, part-tiled walls, quarry flooring and rear external door.

**Kitchen** 11' 2" x 9' 11" (3.40m x 3.02m)

Wall mounted electric storage heater, built-in storage cupboard with further high level cupboard over, built-in airing cupboard housing hot water cylinder with slatted shelving over, and high level cupboard above. Washing machine, gas cooker, tall standing fridge, corner built-in larder cupboard with window to rear, single drainer stainless steel sink unit with drawers under and cupboards over, work surfaces with cupboards below and further wall mounted units over, part-tiled walls, vinyl tiled flooring, window to rear and side, gas point, serving hatch and external side door leading to garden.

**Bedroom 1** 12' 11" x 11' 0" (3.93m x 3.35m)  
With window to front.

**Bedroom 2** 10' 11" x 10' 10" (3.32m x 3.30m)  
With window to rear.

**Bedroom 3** 8' 10" x 9' 8" (2.69m x 2.94m)  
With window to front

**Bathroom**

Frosted window to side, bath with new Triton shower over, pedestal wash basin and part tile walls.

**Cloakroom**

With low level WC, frosted window to side and vinyl tiled flooring.

**Outside**

Attractive established and well maintained rear garden, mainly laid to lawn with a variety of tree, shrub and flower borders, patio area, fence and hedge enclosed with a brick pathway. Timber garden shed. Side pedestrian access with a door leading to the garage. The front garden is again very well maintained, laid to lawn with established shrub, tree and flower borders with a driveway allowing off-road parking which leads to the garage.

**Garage** 16' 6" x 8' 6" (5.03m x 2.59m)

Brick built with window to side, double doors to front, gas boiler, external tap, electric and water connected.

**Viewing:** By appointment through Finn's, Sandwich  
tel: 01304 612147

**Services:** Mains gas, electric and drainage

**Council Tax:** Band D according to the website of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk))

**Date:** These particulars were prepared on 14<sup>th</sup> November 2017.





All measurements are approximate and for display purposes only



**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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