



44 Minnis Lane

£485,000

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## 44 Minnis Lane

This stunning good looking 1930's **four-bedroom** semi-detached property over the years has been re-modelled and perfectly blends the best of classic and modern styles, located in a wonderful position in this sought after village. **Please quote reference DM0223**

**Internally** - home boasts a welcoming hall with doors into the generous size front living room with square bay window and a log burner for maximum comfort. The open planned quality fitted kitchen flow nicely to the extended dining area to the rear, which take in the views of the gardens via the bi-folding doors. A stylish shower room/utility, complete this floor. The first floor boasts the three double bedrooms and a quality bathroom. The newer addition second floor comprises a large master loft bedroom with a walk-in wardrobe and en-suite.

**Outside** - There is a large mainly laid to lawn rear garden with a generous size patio seating area, perfect for outdoor entertaining. There is a good size established frontage and off-road parking for numerous vehicles leading to a handy older style garage.

**Location** - The property is located a short walk to the village centre and reputable school. Locally you have a handy Coop, River primary school and two public houses, as well the local football club Dover Athletic and cricket ground. Within walking distance you also have Kearsney Abbey and its wonderous grounds.

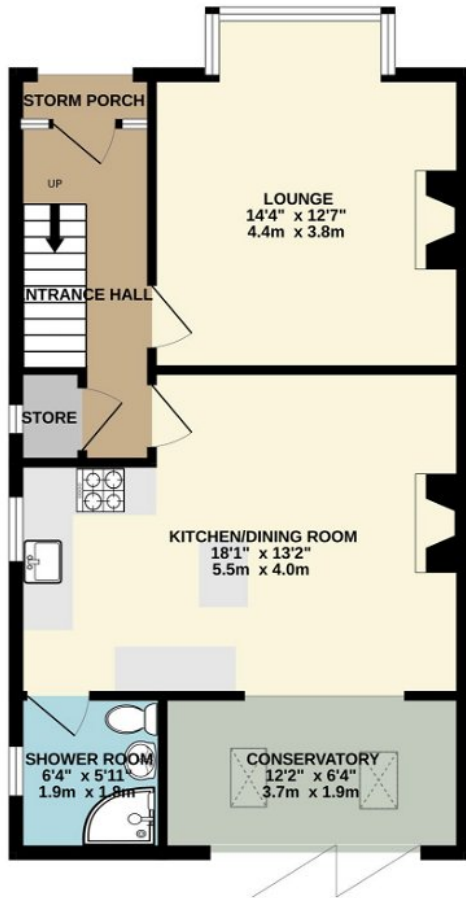




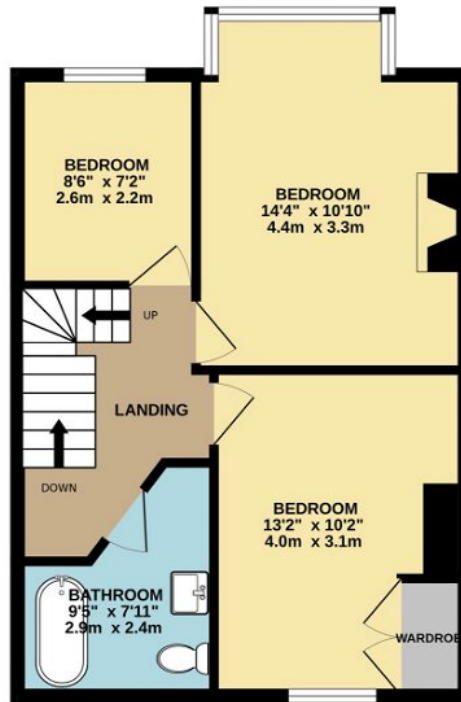




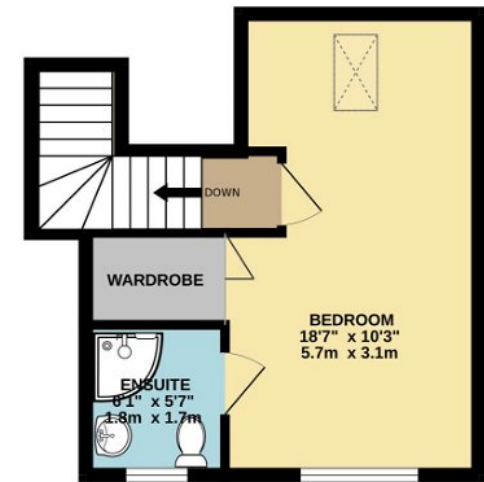
GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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