



**Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Ledger Close,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented with modern decor throughout
- Beautiful kitchen/diner leading out to a sunny garden
- Spacious throughout with room to entertain family and friends
- Set in a quiet cul-de-sac location
- Close to local schools, shops and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 16'4 x 10'7 (4.98m x 3.23m)  
Kitchen/Diner: 17'8 x 11'8 (5.39m x 3.56m)

### FIRST FLOOR

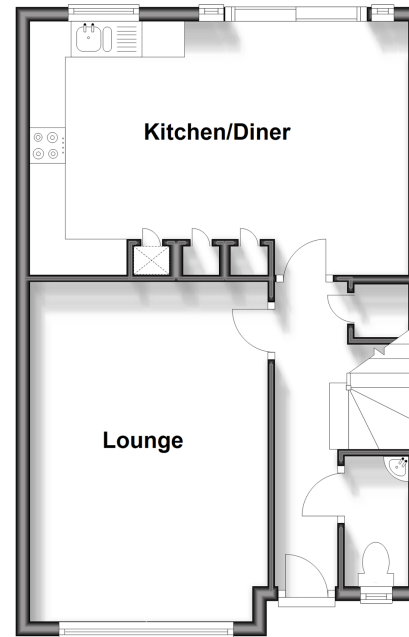
Landing  
Bedroom : 11'4 x 10'8 (3.46m x 3.25m)  
En-Suite Shower Room  
Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)  
Bedroom 3: 9'2 x 8'7 (2.80m x 2.62m)  
Bathroom

### OUTSIDE

2 Off Road Parking Spaces  
Front Garden  
Rear Garden

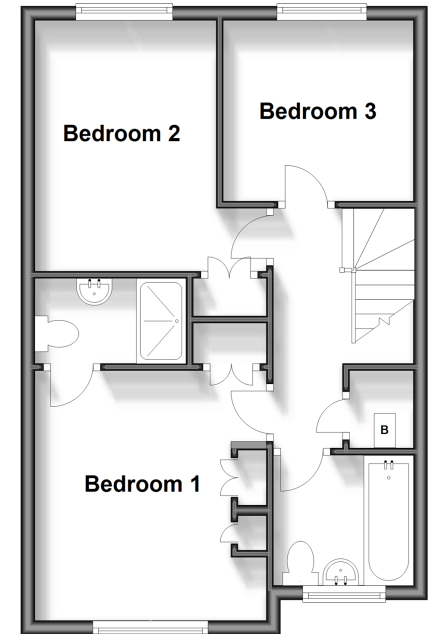
### Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



11738225/20240123/KC/TB