



**Price**  
**£275,000**

**Freehold**

3x  1x  2x 

Lapwing Road, Isle Of  
Grain, Rochester, Kent,  
ME3

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Detached family home within a cul-de-sac position and a village location
- Garage and driveway
- Beautiful landscaped garden that backs onto open fields
- Close proximity to the beach for relaxing walks
- Lounge and separate dining area

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 16'10 x 11'1 (5.13m x 3.38m)  
 Dining Area : 12'3 x 10'2 (3.74m x 3.10m)  
 Kitchen : 11'6 x 6'9 (3.51m x 2.06m)

### FIRST FLOOR

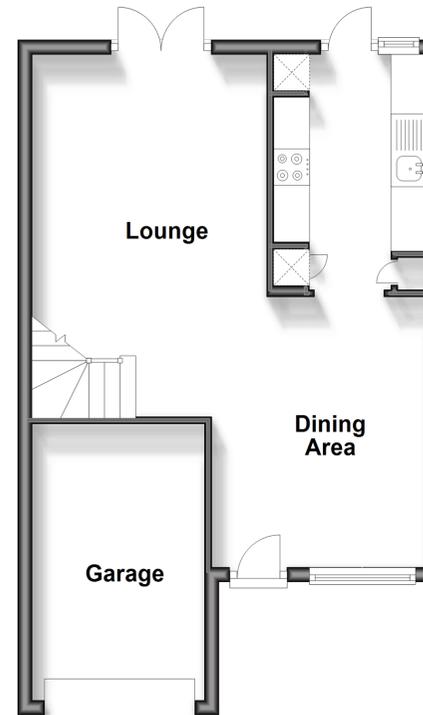
Landing  
 Bedroom 1: 13'9 x 10'8 (4.19m x 3.25m)  
 Bedroom 2 : 10'9 x 10'7 (3.28m x 3.23m)  
 Bedroom 3: 10'8 x 8'1 (3.25m x 2.47m)

### OUTSIDE

Front Garden  
 Rear Garden  
 Driveway  
 Garage

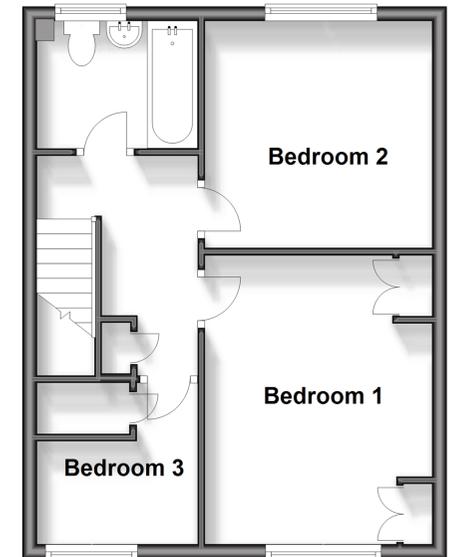
### Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Call Strood - 01634 716597 ■ [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



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