



**Guide Price**  
**£355,000**

**Freehold**

3x  2x  1x 

**Lincoln Gardens,  
Kingsnorth, Ashford,  
Kent, TN25**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Property benefits from a car port
- Located in a sought after area
- En-suite shower room to bedroom 1
- Within walking distance to shops and local amenities
- Close to good schools and mainline train station

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Kitchen/Diner: 17'7 x 9'4 (5.36m x 2.85m)  
 Lounge: 17'5 x 10'7 (5.31m x 3.23m)

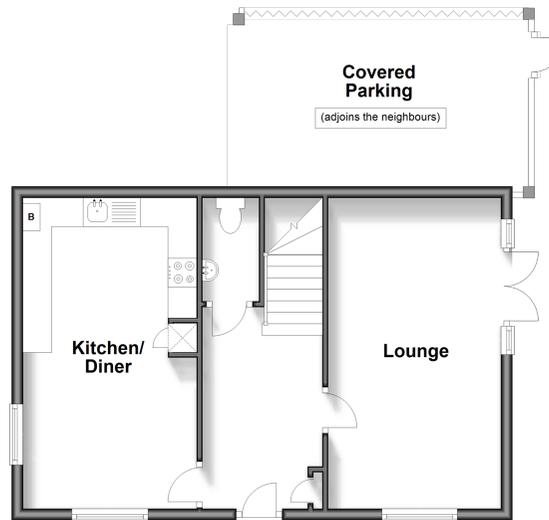
### FIRST FLOOR

Landing  
 Bedroom 1 : 13'4 x 10'7 (4.07m x 3.23m)  
 En-Suite Shower Room  
 Bedroom 2 : 9'9 x 8'3 (2.97m x 2.52m)  
 Bedroom 3 : 10'11 x 9'9 (3.33m x 2.97m)  
 Bathroom: 6'6 x 5'5 (1.98m x 1.65m)

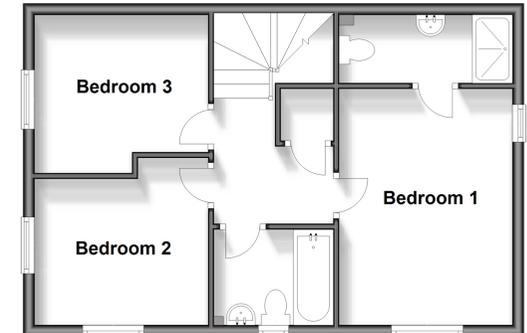
### OUTSIDE

Front & Rear Gardens  
 Covered Parking

**Ground Floor**  
 Approx. 45.2 sq. metres (486.4 sq. feet)



**First Floor**  
 Approx. 45.2 sq. metres (486.4 sq. feet)



Call Ashford - 01233 639531 ■ [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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