



8 Wantsume Lees, Sandwich, Kent, CT13 9JF

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**8 Wantsume Lees, Sandwich, Kent,
CT13 9JF**

£350,000 Freehold

A well-presented two-bedroom semi-detached bungalow, pleasantly situated in a quiet cul-de-sac on the outskirts of the historic market town of Sandwich. Occupying a generous corner plot, the property offers light and airy accommodation, a good-sized rear garden, garage and off-road parking, and is offered for sale with no onward chain.

- Well-presented two-bedroom semi-detached bungalow
- Quiet cul-de-sac location
- Generous corner plot
- No onward chain
- Gas central heating and double glazing
- Garage and off-road parking
- Generous, enclosed rear garden
- Light and airy accommodation
- Walking distance of Sandwich town centre

The front door opens into a useful entrance porch, which leads through to the welcoming entrance hall.

Both bedrooms are positioned at the front of the property and are good-sized double bedrooms. Bedroom two benefits from a range of built-in wardrobes, providing useful storage.

To the rear of the property is the sitting room which has a gas fire and a large window overlooking the rear garden.



The modern kitchen is well equipped with a good range of white gloss wall and base units under by quartz worktops. There is ample room for a breakfast table, together with an integrated double electric oven and gas hob.

The conservatory spans almost the full width of the property and enjoys views over the rear garden and benefits from plumbing for a washing machine.

The property occupies a generous corner plot, with the majority of the garden situated to the rear. The garden measures approximately 72 feet and is predominantly laid to lawn and is fence enclosed. There is also a large greenhouse, making the garden particularly appealing to those with an interest in gardening.

To the front, there is off-road parking with a driveway providing access to the garage.

Wantsume Lees is a quiet residential road situated on the edge of Sandwich, within easy reach of the town centre. Sandwich is a charming and historic Cinque Port, renowned for its medieval architecture, attractive streets and excellent range of independent shops, cafés, restaurants and everyday amenities. The town also benefits from a railway station, providing connections towards Canterbury, Dover and London, while the surrounding countryside and nearby coastline offer plenty of opportunities for walking and outdoor pursuits.

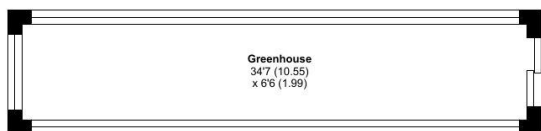
Viewing: By appointment through Finn's, Sandwich.
Tel: 01304 612147

Services: Mains gas, electricity, water & drainage.

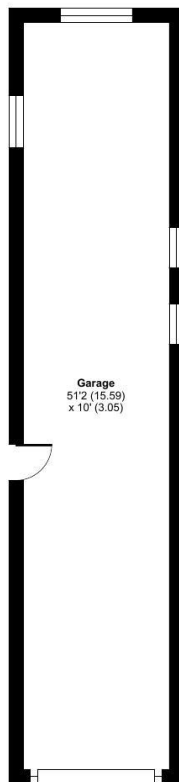
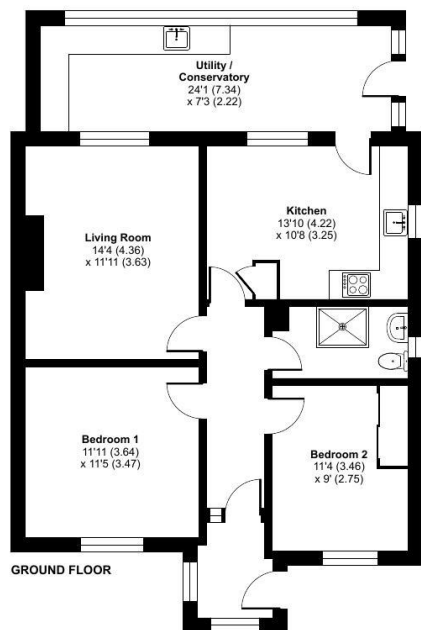
Council Tax: Band 'C' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 19/8/26





Garden
Approximate
71'8" (21.90)
x 47'9" (14.60)



Approximate Area = 941 sq ft / 87.4 sq m
Garage = 226 sq ft / 20.9 sq m
Outbuilding = 512 sq ft / 47.5 sq m
Total = 1679 sq ft / 155.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	75
	EU Directive 2002/91/EC	
	www.epc4u.com	

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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