

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Simon Miller & Company. REF: 1510243



Linnitt Road, Snodland, ME6

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale

5 Linnitt Road, Snodland, Kent, ME6 5FE

ASKING PRICE: £325,000

EPC RATING: C





Finished in a contemporary style throughout, the property is ideal for first-time buyers, professionals, downsizers or investors looking for a home that is ready to move straight into. The ground floor is well designed for modern-day living, with a welcoming entrance hall, a downstairs WC and a particularly useful large understairs storage cupboard. The heart of the home is the impressive open-plan lounge/diner, providing a bright and versatile space for relaxing, dining and entertaining, with direct access out to the rear garden.

The kitchen has been upgraded from the original specification and is fitted with a stylish range of modern units, complemented by a selection of integrated appliances, creating a smart and practical space. Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefiting from built-in storage, providing excellent everyday practicality. There is also a further useful storage cupboard off the landing. Completing the first floor is the contemporary family bathroom, finished in an attractive grey colour scheme and fitted with a bath and shower over.

Externally, the property enjoys a south-easterly facing rear garden, providing an excellent space to relax and enjoy the sunshine throughout much of the day. There is also the significant benefit of allocated parking for two cars. Holborough Lakes is particularly appealing for those looking for more than just a home, offering a genuine community atmosphere alongside attractive lakeside surroundings and open spaces. The development provides a number of amenities designed to make everyday life easier, including Valley Invicta Primary School at Holborough Lakes and Benjamin Rabbit Nursery, both located within the development.

At the heart of the community is a central village hall and village green, with the green hosting a variety of community events throughout the year. Families are also well catered for with multiple dedicated children's play areas, providing plenty of opportunities for outdoor recreation.

For those who enjoy keeping active, residents have access to onsite gym and fitness facilities, together with outdoor trim trails, while the surrounding lakes and open spaces provide an attractive setting for walking and enjoying the outdoors. The location also provides excellent access to the wider area, with the nearby town of Snodland offering a range of everyday shops and amenities, together with a railway station providing convenient links towards London St Pancras. The M20 motorway network is also easily accessible, making the area particularly attractive for commuters.

With its modern presentation, upgraded kitchen, excellent storage, two double bedrooms, two allocated parking spaces and south-easterly facing garden, this fantastic home offers an excellent opportunity to enjoy contemporary living within a well-established and popular development.

Offered to the market chain free, an internal viewing is highly recommended.

Freehold
EPC: C
Council Tax: D
Service Charge: £407.48 p/a
Full Fibre Broadband



- **CHAIN FREE**
- **MODERN & CONTEMPORARY THROUGHOUT**
- **ALLOCATED PARKING FOR TWO CARS**
- **SOUTH-EASTERLY FACING REAR GARDEN**
- **DOWNSTAIRS WC**
- **ON-SITE GYM & ATTRACTIVE LAKESIDE WALKS**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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