



Seaforth, Barton Field, Lyminge, Folkestone, Kent, CT18 8EX

Guide Price £480,000

EPC RATING: C

Stylish
Quality
Home

A detached bungalow which has been superbly extended and refurbished to provide high quality stylish accommodation that is ideal for any one looking for a comfortable home with a contemporary yet timeless feel set in a sought after cul de sac. Accommodation comprises: Entrance hall, impressive open plan kitchen/dining/ living room boasting a high quality chic kitchen with island and integral appliances, dining area with window over looking the pretty garden and living space with glazed sliding patio doors leading to the rear sun terrace. Utility, side lobby, office, bedroom one, bedroom two, bedroom three, luxury bathroom and separate cloakroom/WC. Outside: To the front of the property there is a neat lawn with well stocked border beds and detached garage approached over a driveway providing plenty of off road parking for several vehicles. Side access leads to the rear of the property where the attractive garden is well enclosed and offers a good of seclusion. There is a raised sun terrace, lawn and border beds being well socked with a variety of plants and shrubs. EPC Rating: C



Approximate Gross Internal Area (Including Low Ceiling) = 116 sq m / 1252 sq ft
Garage = 14 sq m / 153 sq ft

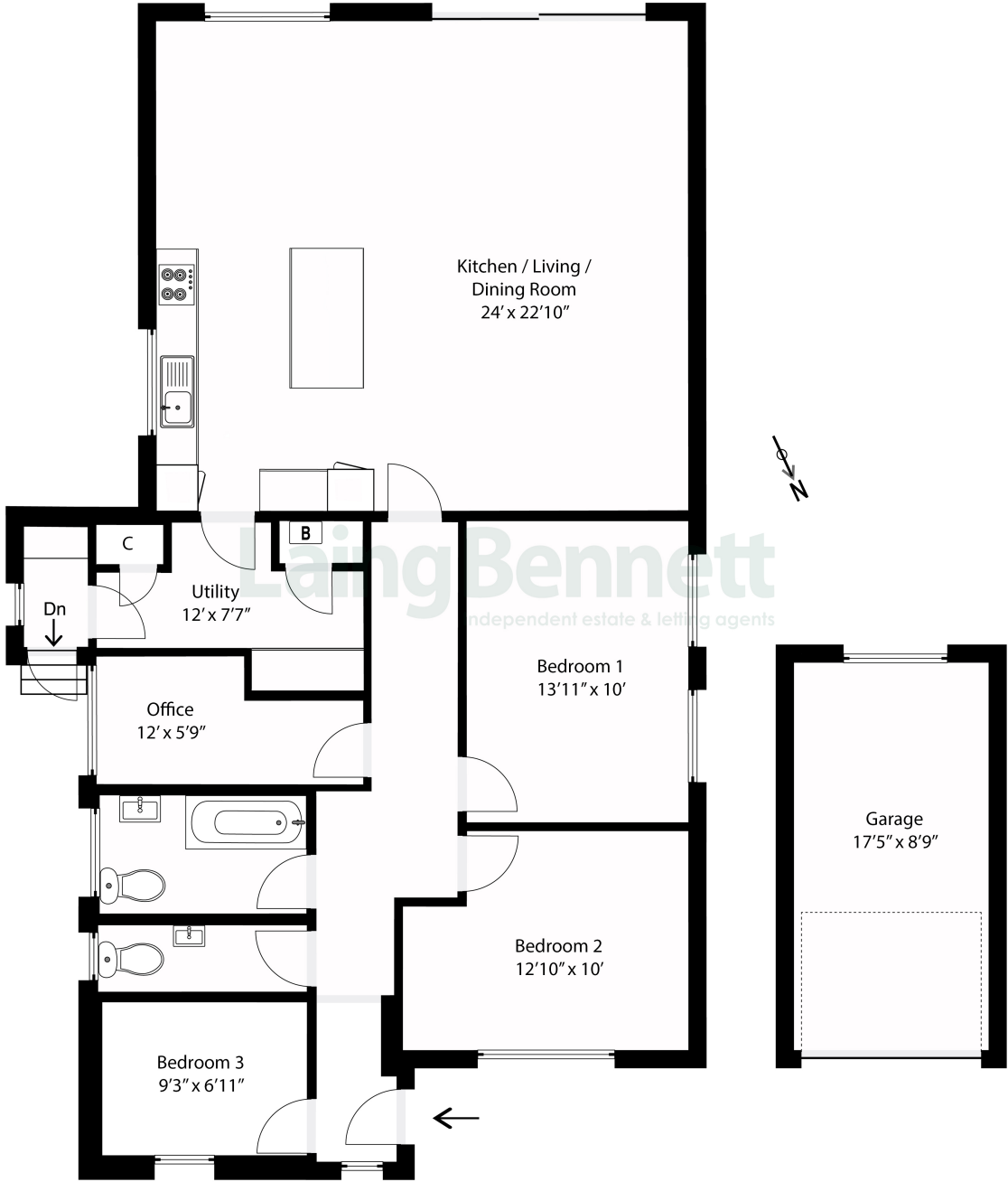


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located in a sought after cul de sac in the heart of the village of Lyminge, nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

The accommodation comprises

Ground floor

Entrance hall

Impressive kitchen/living/dining room

24' 0" x 22' 10" (7.32m x 6.96m)

Utility

12' 0" x 7' 7" (3.66m x 2.31m)

Side porch

Office

12' 0" x 5' 9" (3.66m x 1.75m)

Bedroom one

13' 11" x 10' 0" (4.24m x 3.05m)

Bedroom two

12' 10" x 10' 0" (3.91m x 3.05m)

Bedroom three

9' 3" x 6' 11" (2.82m x 2.11m)

Cloakroom/WC

Bathroom





Outside

Garage

17' 5" x 8' 9" (5.31m x 2.67m) Garage approached over a driveway providing plenty of off road parking.

Gardens

To the front of the property there is a neat lawn with well stocked border beds. Gated side access leads to the rear of the property where the attractive garden is well enclosed and offers a good degree of seclusion. There is a raised sun terrace, lawn and border beds being well stocked with a variety of plants and shrubs. EPC Rating: C

Heating

Gas







Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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