







A beautifully presented semi detached chalet bungalow on a small cul de sac in the ever popular village of Lyminge. A delightful well enclosed easy to maintain garden and driveway parking for two vehicles. Accommodation Comprises: Ground floor - Good size entrance hall with airing cupboard and built in storage cupboard housing the water softener, delightful sitting room with large picture window to the front aspect flooding the room with natural sunlight, inner hallway, spacious kitchen/dining room being well fitted out and with plenty of room for table and chairs, bedroom two, bedroom three and family bathroom/WC.- First floor: Bedroom one: With two large Velux windows to the front and rear, eaves storage. Door to: en suite shower room/WC with Velux window. Outside: Attractive front garden laid to lawn with attractive border beds. The rear garden is laid to artificial grass and has a sun terrace being ideal for outside entertaining. EPC RATING = C

Guide Price £375,000

Tenure Freehold

Property Type Semi-Detached Bungalow

Receptions 1

Bedrooms 3

Bathrooms 2

Parking Driveway

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone and Hythe District Council



Situation

The village of Lyminge is 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

Entrance hall

Living room

17' 5" x 13' 9" (5.31m x 4.19m)

Kitchen/dining room

16' 1" x 14' 4" (4.90m x 4.37m)

Inner hallway

Bedroom two

10' 4" x 8' 11" (3.15m x 2.72m)

Bedroom three

10' 1" x 8' 9" (3.07m x 2.67m)

Bathroom/WC



First floor

Bedroom one

14' 8" x 14' 2" (4.47m x 4.32m)

En suite shower room/WC

Outside

Frontage

Paved driveway parking to the front of the property

Garden

Attractive front and rear garden.







Approximate Gross Internal Area = 88 sq m / 944 sq ft

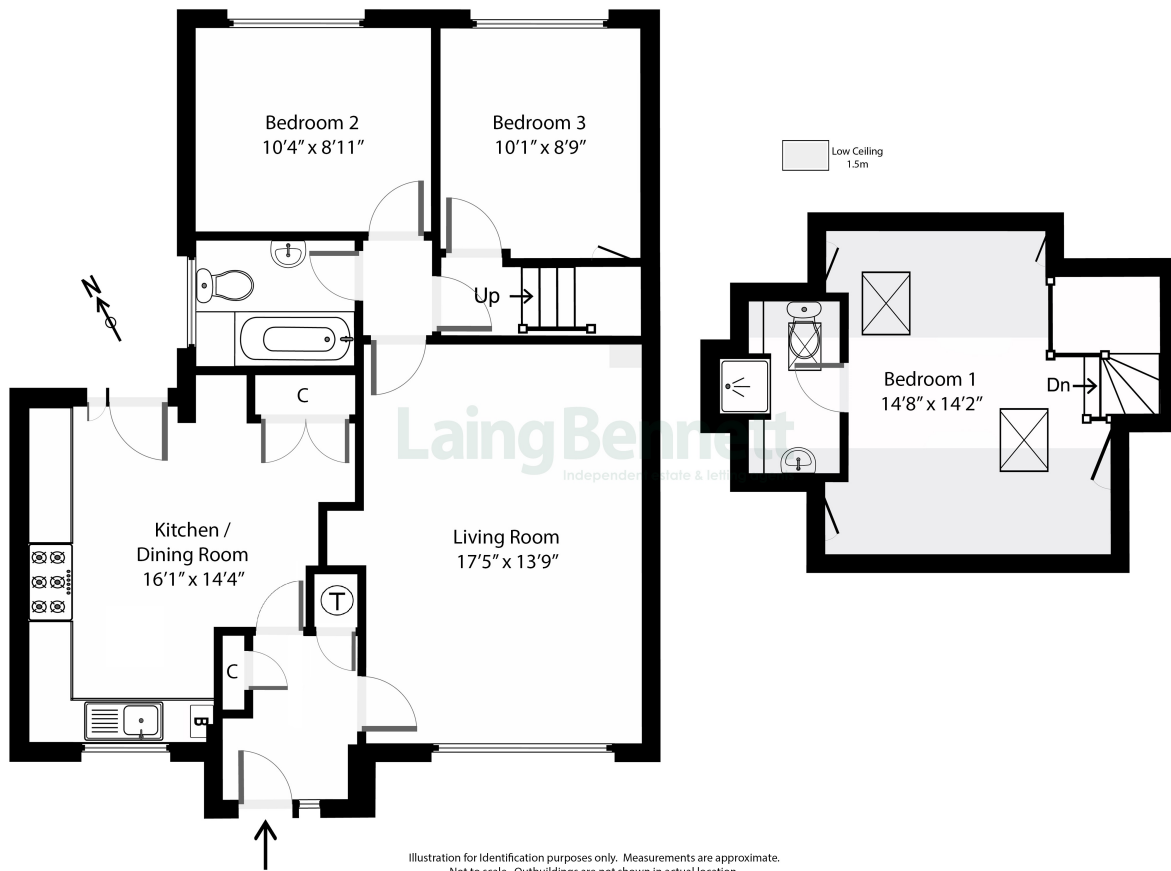


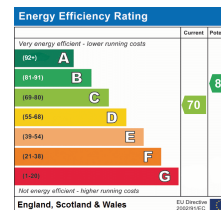
Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

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



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.