

**Laing
Bennett**
Independent estate & letting agents



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FOR SALE
01303 863393
www.laingbennett.co.uk

30 Station Road, Lyminge, Folkestone, Kent, CT18 8HP

EPC Rating = D

Guide Price £537,750





This well appointed chain free residence is located in the heart of Lyminge village and backing directly onto the open green space of Tayne Field. This spacious four-bedroom semi-detached home offers generous room sizes over three floors. The ground floor includes a front-facing living room with glazed double doors opening to a separate dining room. There is a kitchen/breakfast room with door opening to the garden. Utility space and shower room with WC. Upstairs, the first floor offers three bedrooms along with a family bathroom. The second floor reveals a superb fourth bedroom. Outside, the home offers a recently laid brick paved driveway for two vehicles, side access gate and an enclosed rear garden, patio area, two outside store cupboards, garden shed and direct gated access onto Tayne Field at the rear. EPC RATING = D



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Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 4

Bathrooms 2

Parking Driveway for two vehicles

EPC Rating D

Council Tax Band D

Folkestone & Hythe

Situation

The property is located in the heart of the village of Lyminge, which 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.

Ground floor

Entrance hall

Living room

13' 0" x 11' 3" (3.96m x 3.43m)

Dining room

11' 1" x 8' 8" (3.38m x 2.64m)

Kitchen/breakfast room

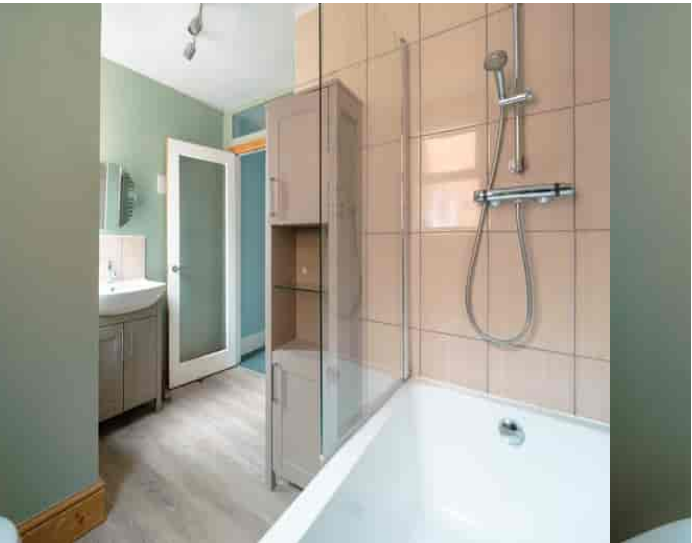
13' 0" x 11' 9" (3.96m x 3.58m)

Utility

Shower room/WC

First floor

Landing





Bedroom one

15' 4" x 13' 4" (4.67m x 4.06m)

Bedroom two

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom three

11' 1" x 8' 7" (3.38m x 2.62m)

Bathroom

Second floor

Bedroom four

21' 6" x 15' 3" (6.55m x 4.65m)

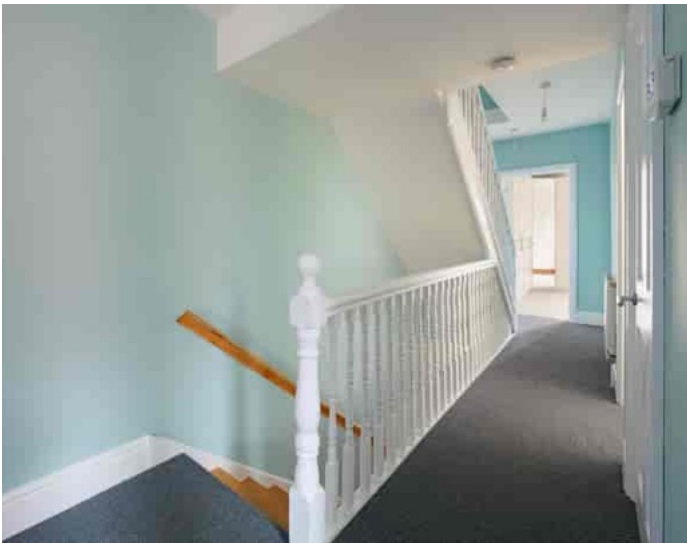
Access to walk in rear loft space

Outside

Driveway for two vehicles

Enclosed rear garden with patio, lawn and garden shed

Two storage cupboards







Approximate Gross Internal Area (Excluding Porch and Store Cupboards) = 127 sq m / 1372 sq ft



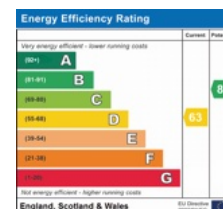
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