

**Laing
Bennett**
Independent estate & letting agents



35 Mount Pleasant Close, Lyminge, Folkestone, Kent, CT18 8HF

EPC Rating = C

Guide Price £425,000





A delightful detached home set in a popular residential village location. The property benefits from having an attractive rear garden, driveway parking and a detached garage.

Accommodation comprises: Ground floor: Covered entrance, entrance hall with storage cupboard, cloakroom/WC, sitting room with sliding glazed doors to garden, well fitted out kitchen and dining area. First floor: Landing, bedroom one with en suite shower room/WC, bedroom two, bedroom three and family bathroom/WC. Outside: Front garden being open plan and laid to lawn. The delightful rear garden is laid to lawn with well stocked border beds and a decked seating area and second decorative stone patio. Detached garage approached over driveway providing off road parking. EPC RATING = C

Guide Price £425,000

Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 3

Bathrooms 2

Parking Driveway & Garage

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is nestled in the popular and quiet cul de sac 'Mount Pleasant Close'. 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 benefits 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

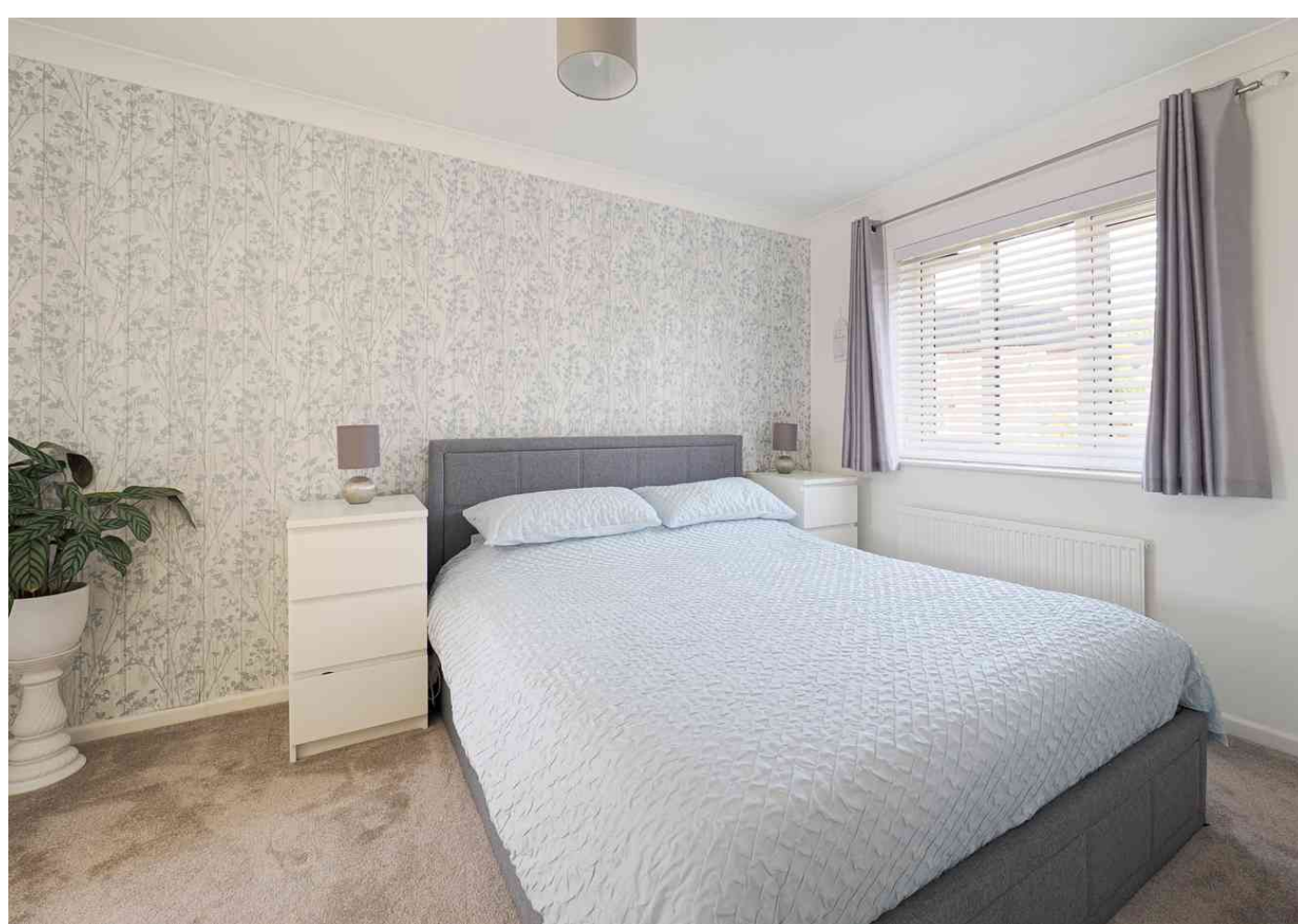
Ground floor

Entrance hall

WC

Living room

15' 2" x 10' 11" (4.62m x 3.33m)



Kitchen/Dining room

17' 7" x 8' 9" (5.36m x 2.67m)

First floor

Landing

Bedroom one

11' 9" x 8' 11" (3.58m x 2.72m)

En suite shower room

Bedroom two

13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom three

7' 9" x 7' 8" (2.36m x 2.34m)

Bathroom

Outside

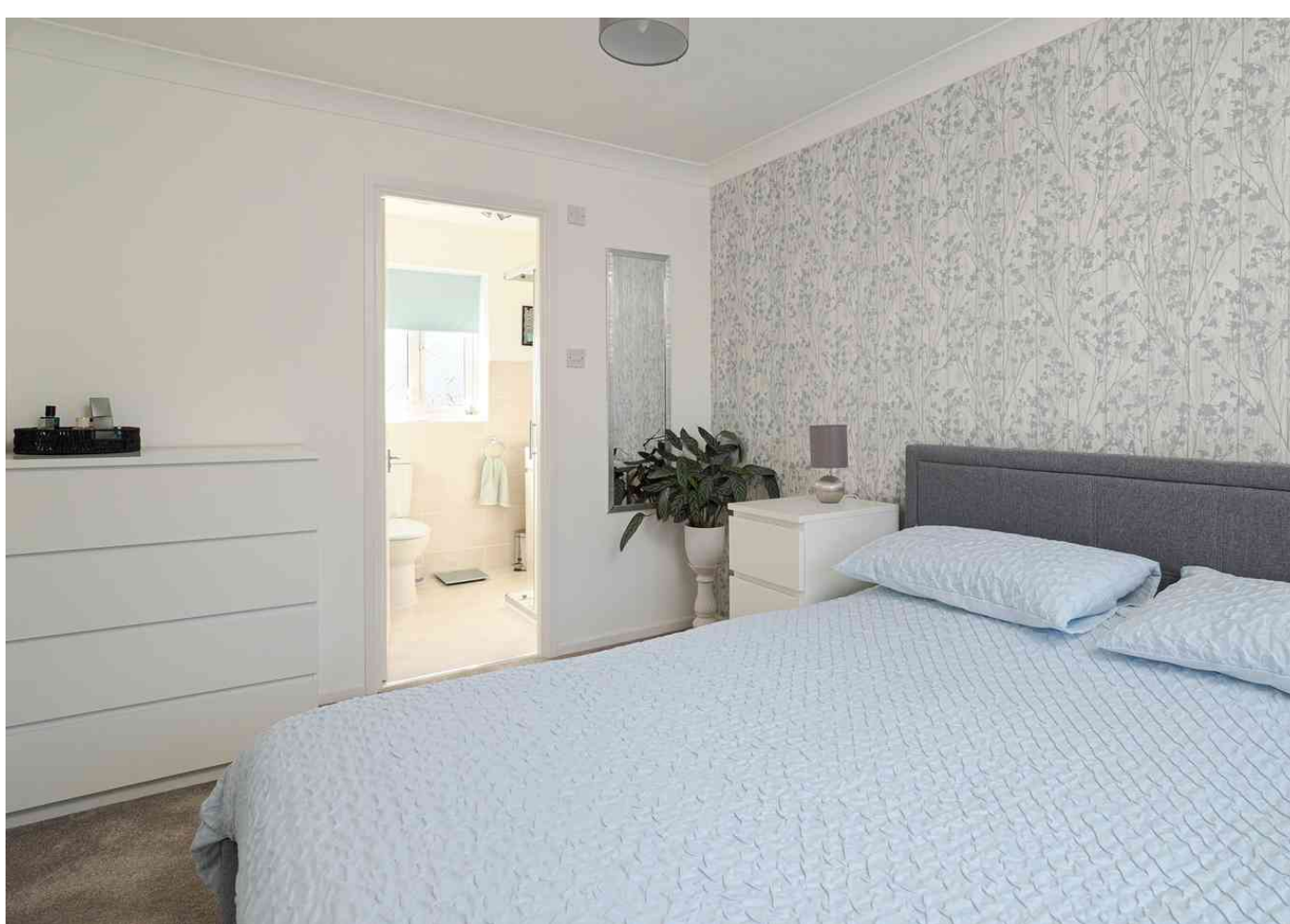
Front garden

Driveway

Garage

16' 8" x 8' 2" (5.08m x 2.49m)

Enclosed rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 73 sq m / 789 sq ft
 Garage = 13 sq m / 136 sq ft

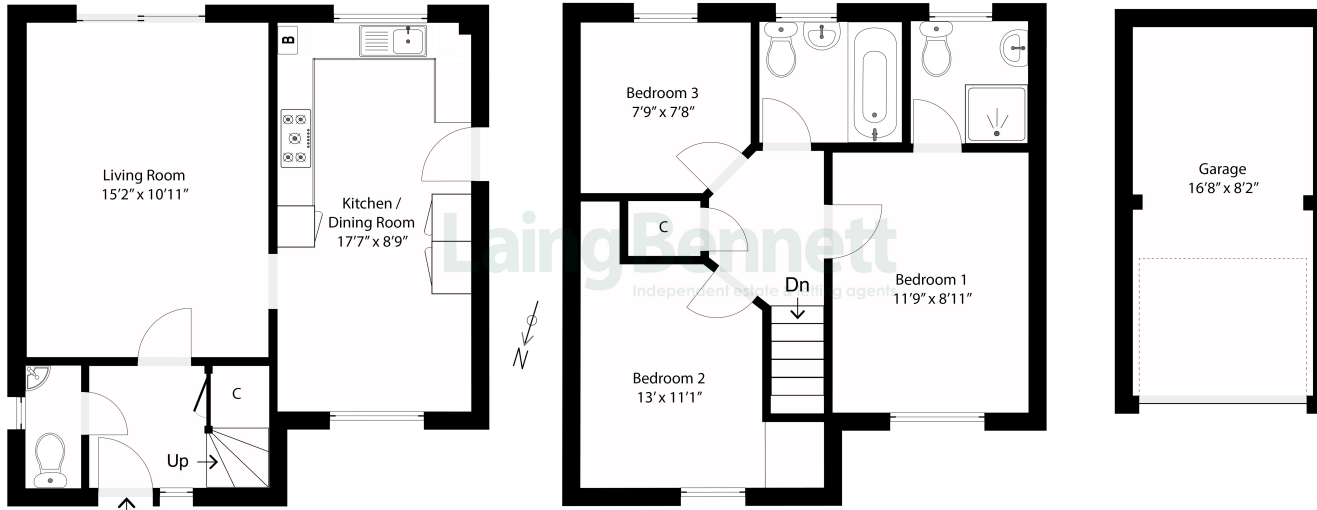


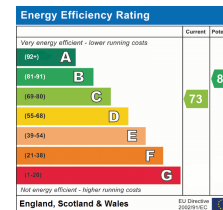
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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.