





Laing Bennett is delighted to offer for sale this detached corner plot three-bedroom bungalow, perfectly situated in the desirable village of Lyminge. This property offers a fantastic opportunity to create your ideal home, featuring spacious interiors and a charming mature garden. The accommodation comprises: entrance hall, living/dining room which is a generous sized space with door to the kitchen. From an inner hallway there are three bedrooms, shower room and a separate WC. Outside, the property boasts a well kept lawned frontage, tarmac driveway and garage. Enclosed rear garden, featuring a good sized lawn, mature trees, borders and walled patio area which is ideal for alfresco dining. Detached cabin. This bungalow presents a unique opportunity to update and personalise to your taste and needs, making it a perfect project for those looking to create their dream home in a great location. EPC RATING = D

**Guide Price £405,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Heating** Electric

**EPC Rating** D

**Council Tax** Band D  
Folkestone & Hythe



### Situation

This property occupies a corner plot on 'Ethelburga Drive' in the village of Lyminge. The village offers amenities including; Post Office and Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and Age UK. 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

### The accommodation comprises

Entrance porch

Entrance hall

Living/dining room

21' 0" x 19' 11" (6.40m x 6.07m)

Kitchen

9' 5" x 8' 11" (2.87m x 2.72m)

Inner hall

Bedroom one

13' 3" x 10' 4" (4.04m x 3.15m)

Bedroom two

10' 3" x 8' 11" (3.12m x 2.72m)

Bedroom three

9' 10" x 6' 6" (3.00m x 1.98m)

Shower room

WC

Outside

Front garden

Driveway

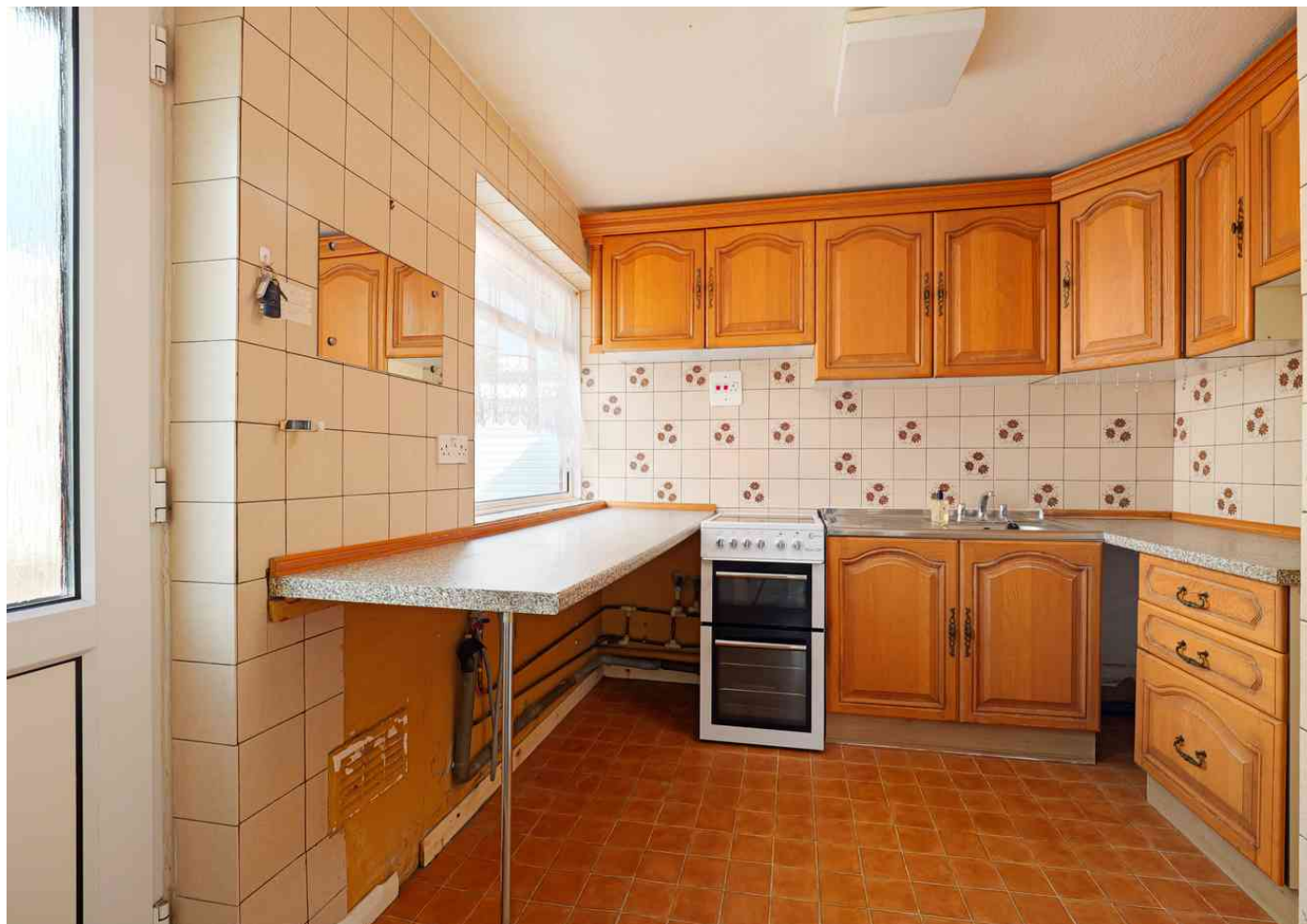
Garage

17' 7" x 9' 6" (5.36m x 2.90m)

Enclosed mature rear garden with lawn and large patio area

Cabin

9' 11" x 7' 11" (3.02m x 2.41m)



Approximate Gross Internal Area (Including Low Ceiling) = 76 sq m / 823 sq ft  
 Outbuildings / Garage = 23 sq m / 246 sq ft

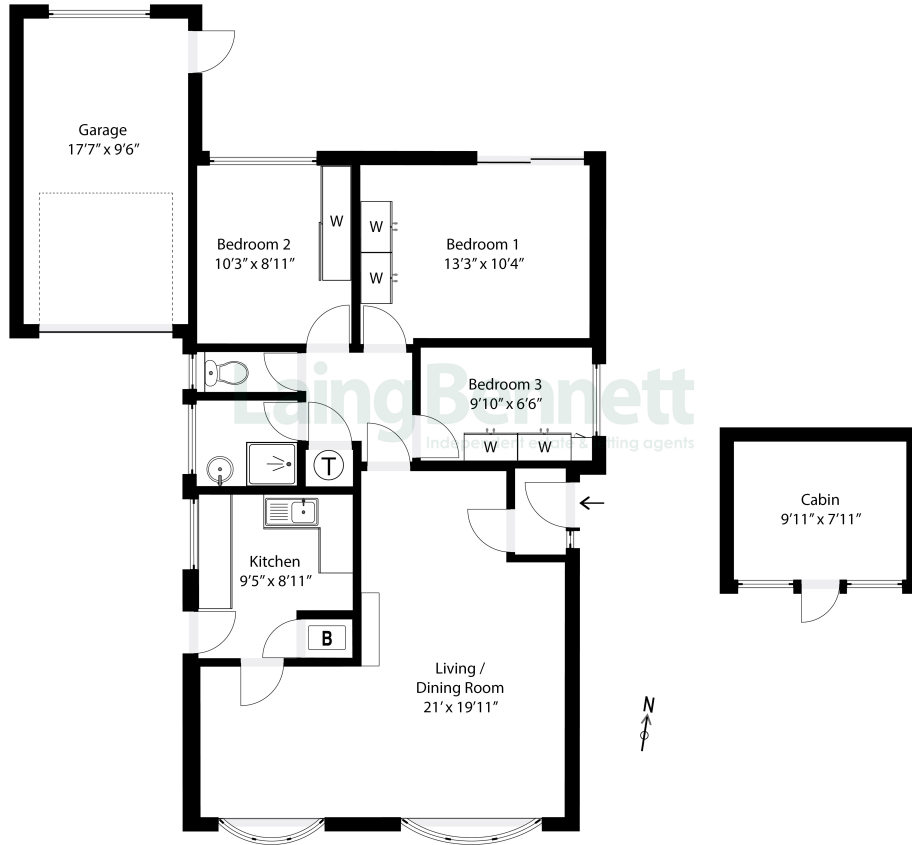


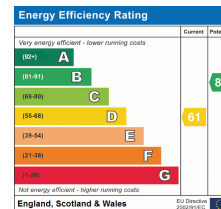
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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