



Summerbell, Brady Road, Lyminge, Folkestone, Kent, CT18 8HA

Guide Price £575,000

EPC RATING: B

Stunning
Home

A superb three bedroom detached bungalow presented to the highest of standards throughout and situated well set back away from passing traffic in a sought after road in the village of Lyminge. This spacious and bright home was constructed to a high specification six years ago and the current owner has laid Amtico flooring to many rooms. **FOUR YEARS LABC WARRANTY REMAINING.** The accommodation comprises: storm porch, spacious entrance hall, living room with attractive fireplace fitted with a wood burning stove, stylish kitchen/dining room, three bedrooms and luxurious shower/bathroom/WC. Outside: Timber gates lead to driveway with parking for 2-3 vehicles and a glorious enclosed south facing rear garden with a variety established plants shrubs and trees. The property has, gas central heating and UPVC



Situation

The property is situated in 'Brady Road' on the edge of the village. Lyminge village 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, Public House 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.

Storm porch

Spacious entrance hall

Sitting room

17' 0" x 16' 8" (5.18m x 5.08m)

Kitchen/dining room

24' 5" x 7' 6" (7.44m x 2.29m)

shower/bathroom/WC

Bedroom one

13' 10" x 10' 3" (4.22m x 3.12m)



Bedroom two

11' 11" x 10' 7" (3.63m x 3.23m)

Bedroom three

11' 1" x 10' 8" (3.38m x 3.25m)

Outside

Driveway parking

Well enclosed by fencing and accessed through double gates. Access to the rear on each side of the property. Outside tap.

Rear garden

The rear garden is a particularly attractive feature to the property offering a tranquil and private haven. There is an Indian sandstone sun terrace, decorative stone area with a pathway and rockery. Easy steps lead down to a neatly laid lawn and there is a variety of plants shrubs and trees. Garden shed to remain, outside tap.

Heating

Gas

Council Tax Band

Folkestone And Hythe District Council (Band E)



Approximate Gross Internal Area = 100 sq m / 1077 sq ft

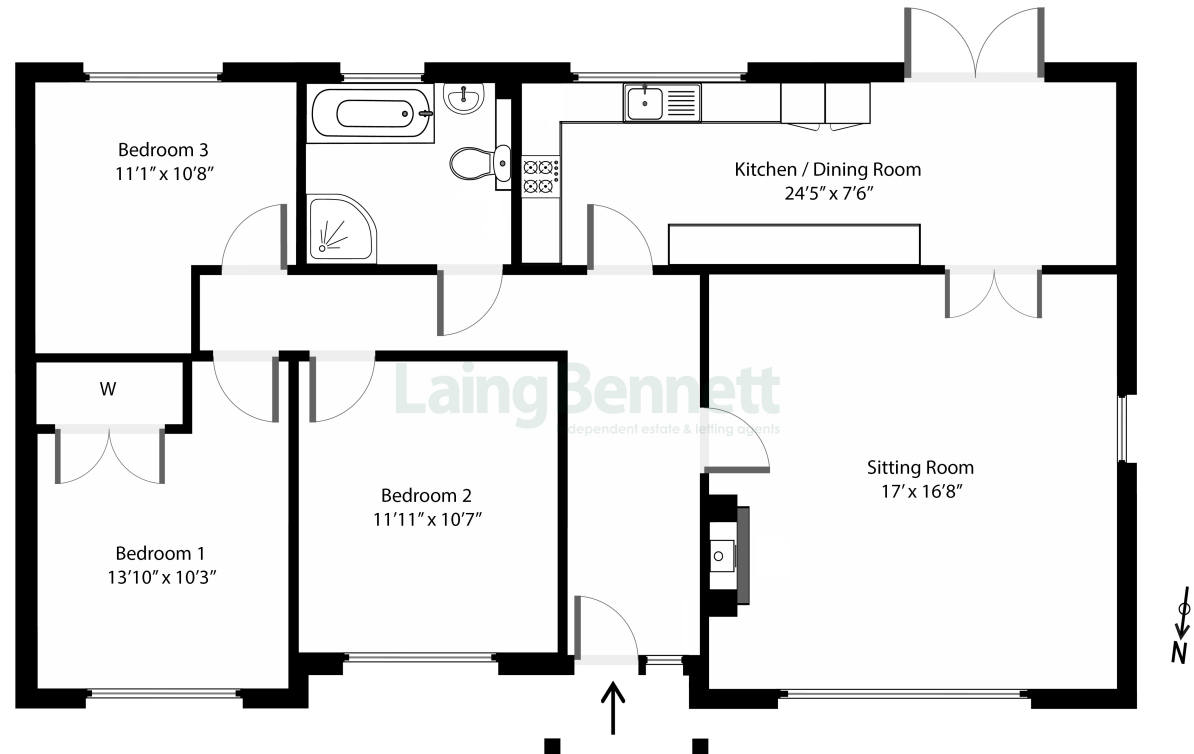


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



Need to Book a Viewing?

If you would like to 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



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.