





Situated in the desirable village of Lyminge, this two bedroom detached bungalow presents an excellent opportunity for modernisation. Enjoying countryside views to the rear, the property is conveniently close to local amenities. Inside, the bungalow offers a practical layout with well-proportioned rooms, including a living room, conservatory, kitchen, two bedrooms, and a bathroom. There is also potential to reconfigure or extend the space, subject to the necessary consents. Outside, a rear garden backs directly onto open fields. To the front of the property, there is a long driveway, front garden and garage. This is a fantastic chance to create a bespoke home in a charming village setting, ideal for those looking to invest in a property with great potential and picturesque surroundings. No forward chain. EPC RATING = D

Guide Price £450,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Driveway & Garage

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone & Hythe District Council



Situation

This property is located on 'Woodland Road' in the village of Lyminge. The village offers amenities including; Post Office, Convenience Shops, Hairdressers & Barbers, Library, Doctors surgery, Chemist and sought after 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 service to St Pancras with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

The accommodation comprises

Entrance hall

Living room

21' 11" x 13' 5" (6.68m x 4.09m)

Kitchen

15' 3" x 11' 0" (4.65m x 3.35m)

Conservatory

21' 8" x 8' 8" (6.60m x 2.64m)

Storage room

Bedroom one

13' 3" x 10' 11" (4.04m x 3.33m)

Bedroom two

10' 11" x 9' 10" (3.33m x 3.00m)

Bathroom

Outside

Front garden

Garage

Rear garden



Approximate Gross Internal Area (Excluding Garage) = 98 sq m / 1059 sq ft
Garage = 9 sq m / 93 sq ft

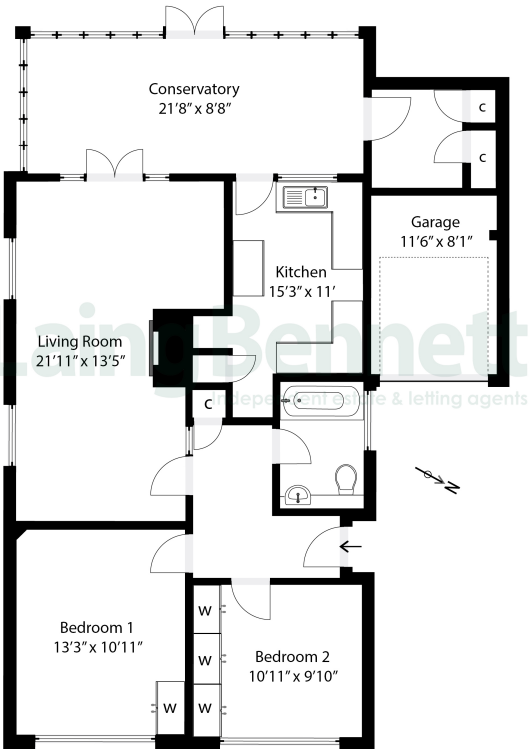


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

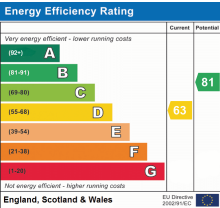
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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