



28 Mayfield Road, Lyminge, Folkestone, Kent, CT18 8HL

Guide Price £525,000

EPC RATING: D

Deceptively
Spacious

A deceptively spacious three bedroom detached house situated in a sought after position backing onto the village green. This property is coming to the market for the first time in over 45 years having been a much loved family home. The well presented accommodation comprises: ground floor - entrance hall, living room with open fireplace and fitted bookshelves, inner hallway, dining room/snug with wood burning stove, kitchen/breakfast room, rear lobby with front and rear garden access, cloakroom/WC, bathroom with bath, shower and WC. First floor - landing with access to large rear balcony/terrace and three bedrooms. Outside: front garden with established Beech hedge, driveway, attached long garage/workshop and enclosed rear garden with patio, lawn and mature borders and trees. Gas central heating. EPC RATING = D



Approximate Gross Internal Area = 148 sq m / 1593 sq ft
Balcony = 15 sq m / 158 sq ft

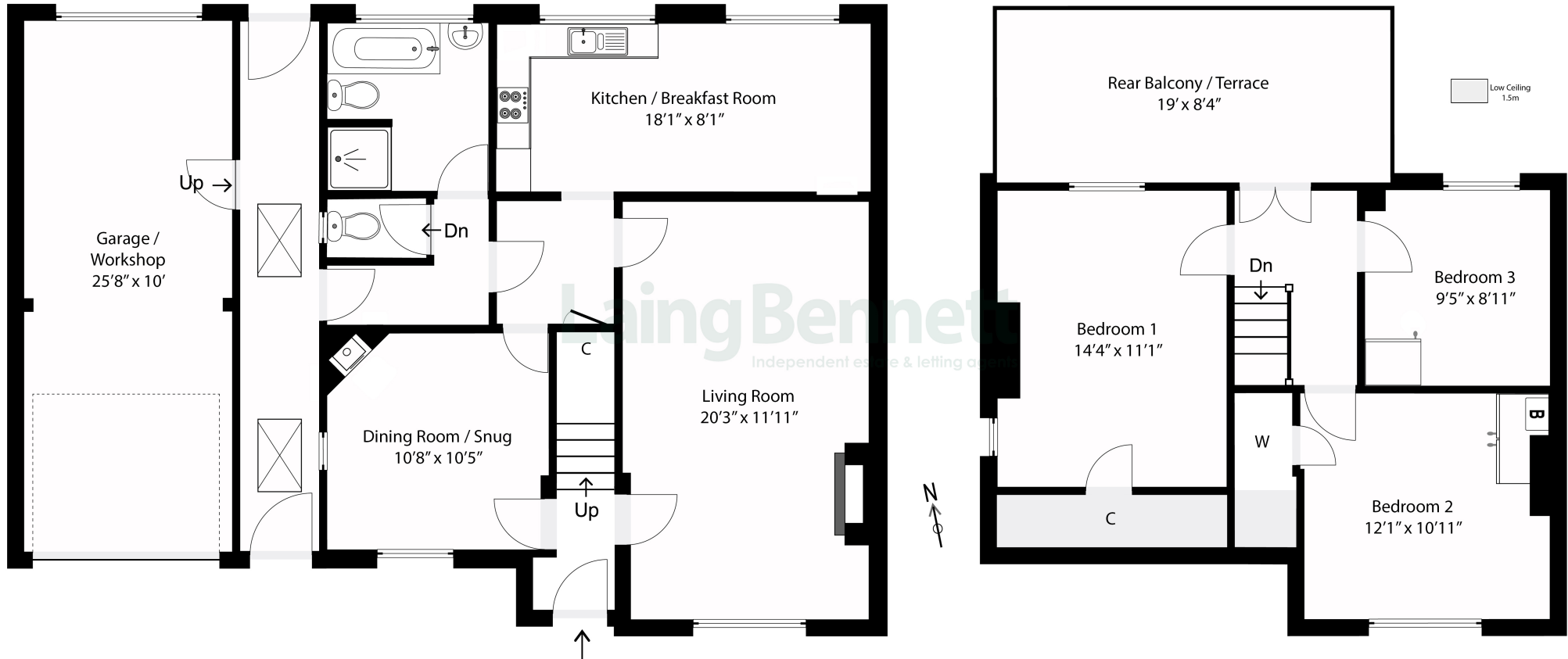


Illustration for Identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is situated on 'Mayfield Road' in the village of Lyminge. The village is nestled in the spectacular North Downs and 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.

The accommodation comprises

Ground floor

Entrance hall

Living room

20' 3" x 11' 11" (6.17m x 3.63m)

Inner hallway

Dining room/snug

10' 8" x 10' 5" (3.25m x 3.17m)





Kitchen/breakfast room

18' 1" x 8' 1" (5.51m x 2.46m)

Rear lobby

Cloakroom/WC

Bathroom

First floor

Landing

Rear balcony/terrace

19' 0" x 8' 4" (5.79m x 2.54m)

Bedroom one

14' 4" x 11' 1" (4.37m x 3.38m)

Bedroom two

12' 1" x 10' 11" (3.68m x 3.33m)

Bedroom three

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

Outside

Front garden

Driveway

Attached long garage/workshop

25' 8" x 10' 0" (7.82m x 3.05m)

Rear garden

Heating

Gas







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

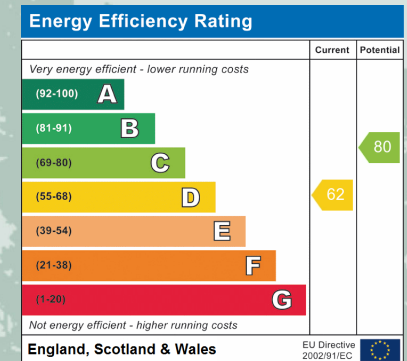
Lyminge

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www.laingbennett.co.uk



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