



9 Hogben Close, Lyminge, Folkestone, Kent, CT18 8ND

EPC Rating = C

Guide Price £355,000



This beautifully presented, spacious, and bright home is situated in a sought-after, peaceful cul-de-sac. The accommodation includes a welcoming entrance hall, a modern shower room/WC, and a generous double-aspect living/dining room with two sets of French doors leading to the garden. The living area flows seamlessly into the well-equipped modern kitchen. On the first floor, you'll find a stunning master bedroom suite, featuring ample eaves storage and an exquisite shower room/WC. Outside, there is a driveway leading to a detached garage. The front of the property boasts an attractive open-plan lawn, while the well-enclosed rear garden offers privacy and seclusion. The garden is perfect for relaxing or entertaining, being laid to lawn with sun terrace well stocked border beds, well constructed shed and workshop. EPC Rating = D

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Tenure Freehold

Property Type Semi-Detached
Bungalow

Receptions 1

Bedrooms 2

Bathrooms 2

Parking Driveway & Garage

EPC Rating C

Council Tax Band C
Folkestone & Hythe



Situation

The property is situated in a cul de sac in the village of Lyminge. Nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting 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

Living/Dining room

19' 5" x 13' 5" (5.92m x 4.09m)

Kitchen

12' 9" x 7' 0" (3.89m x 2.13m)

Bedroom two

11' 8" x 11' 3" (3.56m x 3.43m)

Shower room/WC

6' 10" x 4' 8" (2.08m x 1.42m)

First floor

Bedroom one

16' 3" x 15' 6" (4.95m x 4.72m)

En suite shower room/WC

Outside

Front garden

Driveway

Garage

17' 0" x 8' 2" (5.18m x 2.49m)

Rear garden

Workshop and shed



Approximate Gross Internal Area (Excluding Eaves Storage) = 82 sq m / 886 sq ft
 Garage = 13 sq m / 139 sq ft

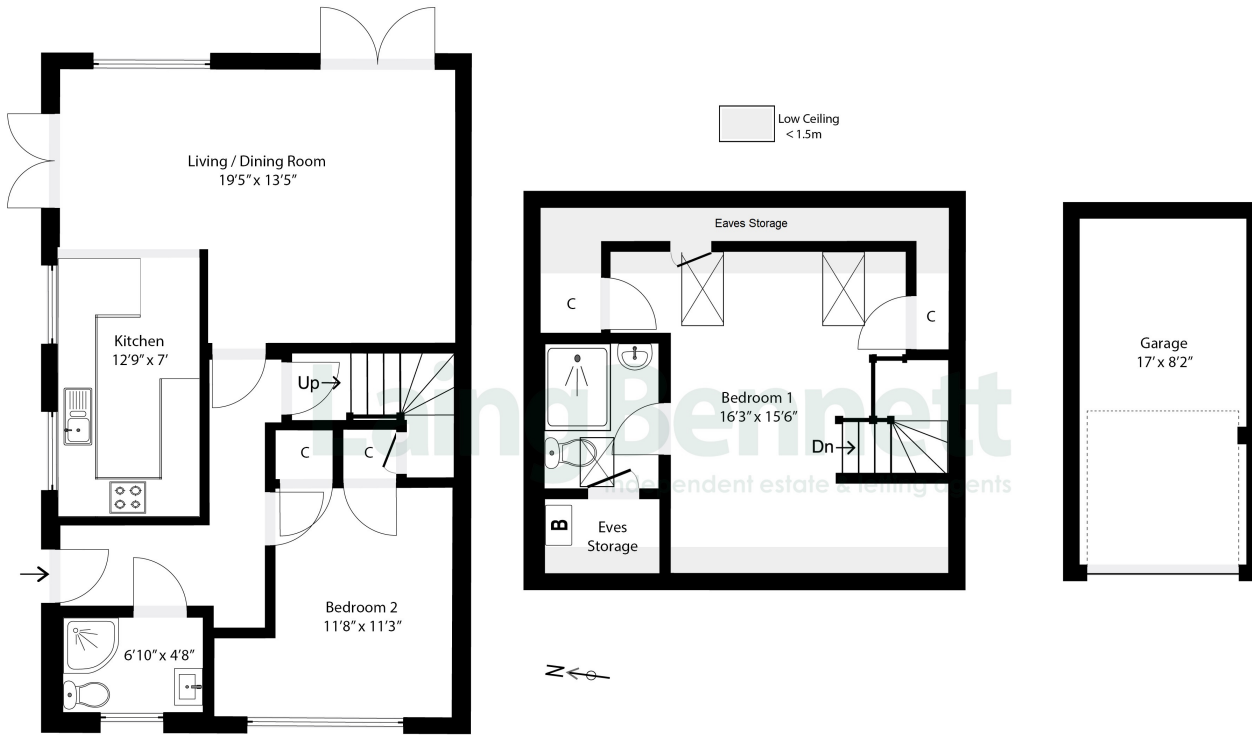
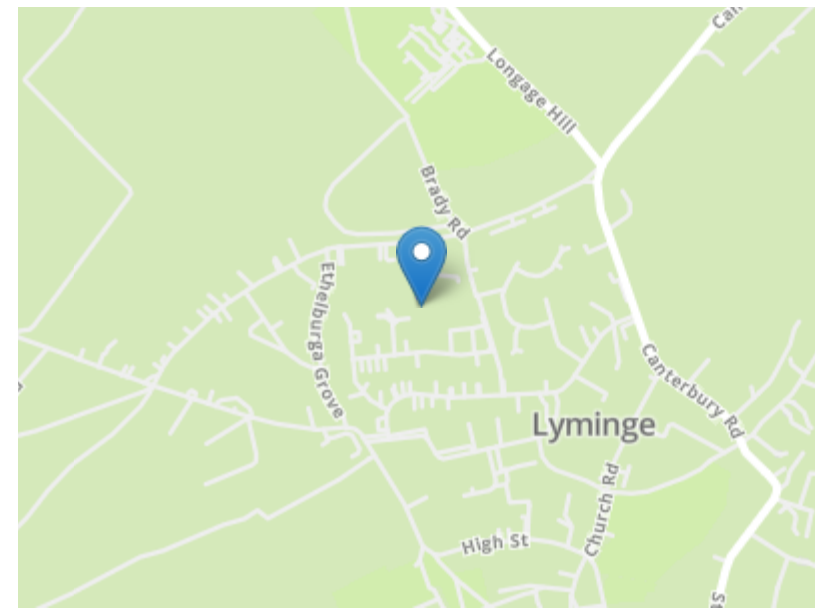


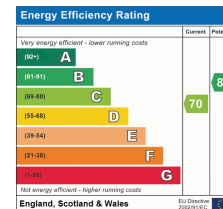
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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