



Ifield, Brady Road, Lyminge, Folkestone, Kent, CT18 8EY

EPC Rating = D

Guide Price £475,000





A deceptively spacious three bedroom detached bungalow situated in the sought after village of Lyminge. This wonderful bungalow benefits from elevated views overlooking the enchanting rear garden, village and countryside beyond. Also offering plenty of parking to the front and side access. Accommodation comprises: Ground floor - entrance porch, inner hall, kitchen, utility room, living/dining room, conservatory, bedroom one with en suite shower room, two further bedrooms and a main bathroom. Outside - enclosed rear garden with raised decking, well kept lawn and mature borders. Store room with power, previously used as a home office. EPC RATING = D

Guide Price £475,000

Tenure Freehold

Property Type Detached Bungalow

Receptions 2

Bedrooms 3

Bathrooms 2

Parking Driveway

EPC Rating D

Council Tax Band E

Folkestone & Hythe



Situation

The village of Lyminge 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 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 porch

Entrance hall

Kitchen

12' 0" x 9' 11" (3.66m x 3.02m)

Utility

9' 9" x 6' 2" (2.97m x 1.88m)

Living/dining room

17' 6" x 17' 3" (5.33m x 5.26m)

Conservatory

11' 5" x 7' 9" (3.48m x 2.36m)

Bedroom one

14' 2" x 11' 11" (4.32m x 3.63m)

En suite shower room



Bedroom two

11' 0" x 9' 11" (3.35m x 3.02m)

Bedroom three

11' 11" x 7' 11" (3.63m x 2.41m)

Bathroom

Outside

Frontage and side access

Driveway

Store

7' 11" x 6' 11" (2.41m x 2.11m)

Enclosed rear garden

Tenure - Freehold

Council tax - Band E







Approximate Gross Internal Area (Including Low Ceiling) = 115 sq m / 1241 sq ft

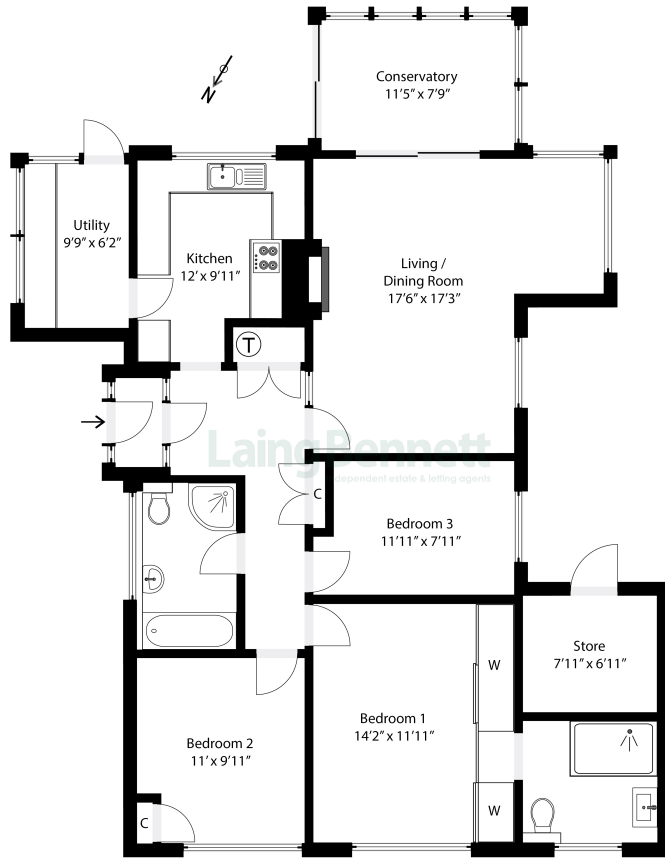


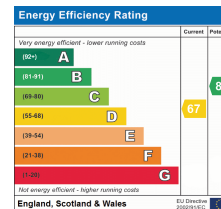
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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

See all our properties at



www.laingbennett.co.uk

The Estate Office
8 Station Road
Lyminge
Folkestone
Kent
CT18 8HP



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.