







A well-proportioned and extended semi-detached family home ideally situated in the heart of a sought-after village. The accommodation comprises an entrance porch, hallway, living room and a spacious open-plan kitchen/dining/garden room with bi-fold doors opening onto the rear garden, perfect for modern family living and entertaining. Upstairs there is a landing, three bedrooms and a family shower room/WC. Outside the property benefits from driveway parking for up to two vehicles to the front, a garage to the rear, and an attractive, well-maintained rear garden. No Chain! EPC Rating: C

Guide Price £395,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Parking Driveway parking

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is located in the 'High Street' a residential road in the heart of the Village. 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 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.

Ground floor

Entrance porch

Hallway

Living room

12' 10" x 11' 10" (3.91m x 3.61m)

Kitchen/dining room

17' 7" x 6' 2" (5.36m x 1.88m) Open plan to:

Garden room

9' 5" x 6' 2" (2.87m x 1.88m)

First floor

Landing

Bedroom one

3' 7" x 10' 2" (1.09m x 3.10m)



Bedroom two

12' 3" x 10' 10" (3.73m x 3.30m)

Bedroom three

7' 11" x 7' 2" (2.41m x 2.18m)

Family shower room/WC

OUTSIDE

Driveway and garage

The property benefits from a garage to the rear and driveway parking to the front of the property

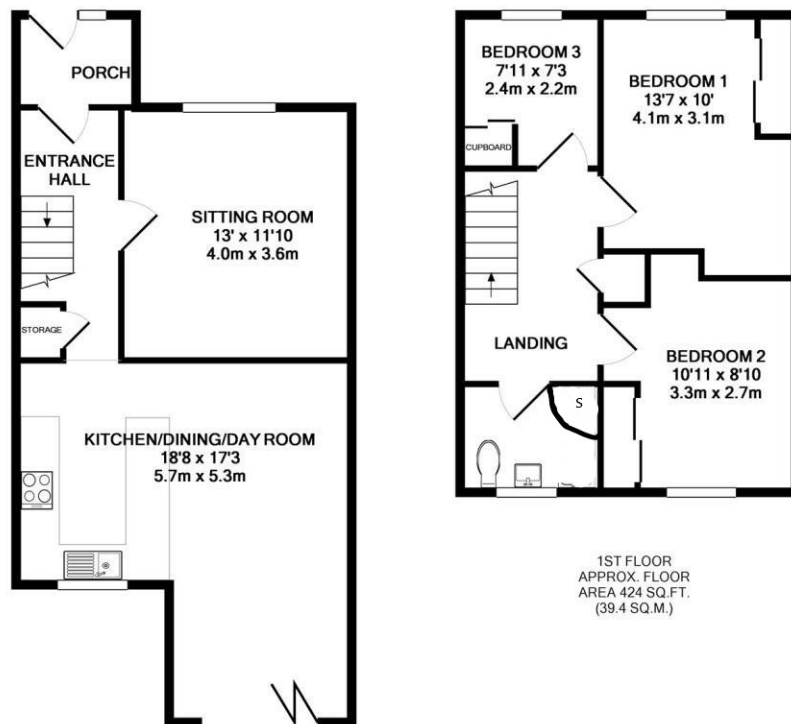
Garden

Attractive rear garden









1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 520 SQ.FT.
(48.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 944 SQ.FT. (87.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

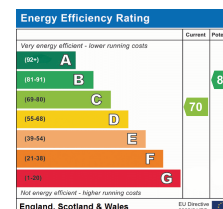
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