











A well presented three bedroom detached bungalow situated in a sought after location backing onto countryside in the village of Lyminge. The accommodation comprises: storm porch, entrance hall, living/dining room, kitchen/breakfast room, garden/utility room, three bedrooms and bathroom. Outside: long frontage with driveway and garage. Fence enclosed well stocked rear garden backing onto countryside. EPC RATING = C

**Guide Price £560,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band E  
Shepway 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

### Ground floor

Storm porch

### Entrance hall

### Living/dining room

20'7" x 14'5" (6.27m x 4.39m)

### Kitchen/breakfast room

12'3" x 11'5" (3.73m x 3.48m)

### Garden/utility room

14'0" x 5'1" (4.27m x 1.55m)

### Bedroom one

11'7" x 11'1" (3.53m x 3.38m)

### Bedroom two

11'9" x 10'8" (3.58m x 3.25m)

### Bedroom three

9'6" x 8'11" (2.90m x 2.72m)





**Bathroom**

**Outside**

**Frontage and front garden**

**Driveway with parking for many vehicles**

**Garage**

**16'11" x 7'7" (5.16m x 2.31m)**

**Rear garden**



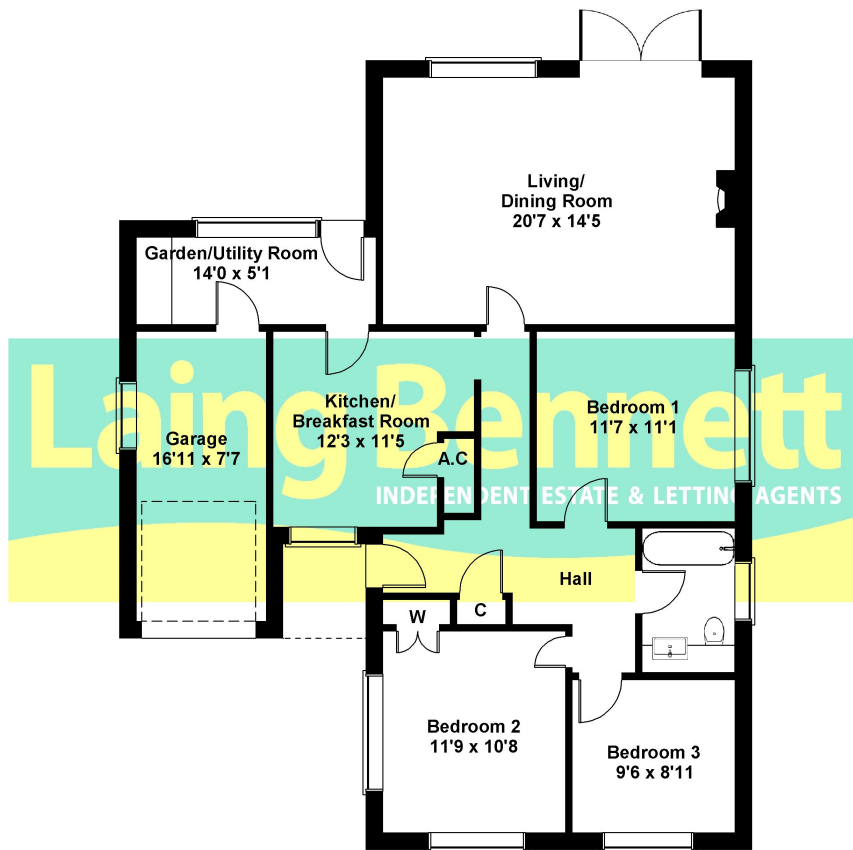












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

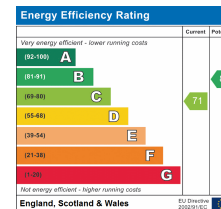
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://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.