







A superb three bedroom detached bungalow presented to the highest of standards throughout and situated well set back away from passing traffic in a sought after road in the village of Lyminge. This spacious and bright home was constructed to a high specification seven years ago and the current owner has laid Amtico flooring to many rooms. THREE YEARS LABC WARRANTY REMAINING. The accommodation comprises: storm porch, spacious entrance hall, living room with attractive fireplace fitted with a wood burning stove, stylish kitchen/dining room, three bedrooms and luxurious shower/bathroom/WC. Outside: Timber gates lead to driveway with parking for 2-3 vehicles and a glorious enclosed south facing rear garden with a variety established plants shrubs and trees. The property has, gas central heating and UPVC double glazing. EPC RATING = B

**Guide Price £475,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** B

**Council Tax** Band E

Folkestone And Hythe District Council



## Situation

The property is situated in 'Brady Road' on the edge of the village. Lyminge village 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, 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**  
**Storm porch**

**Spacious entrance hall**

**Sitting room**

17' 0" x 16' 8" (5.18m x 5.08m)

**Kitchen/dining room**

24' 5" x 7' 6" (7.44m x 2.29m)

**shower/bathroom/WC**

**Bedroom one**

13' 10" x 10' 3" (4.22m x 3.12m)

**Bedroom two**

11' 11" x 10' 7" (3.63m x 3.23m)



## Bedroom three

11' 1" x 10' 8" (3.38m x 3.25m)

### Outside

#### Driveway parking

Well enclosed by fencing and accessed through double gates. Access to the rear on each side of the property. Outside tap.

#### Rear garden

The rear garden is a particularly attractive feature to the property offering a tranquil and private haven. There is an Indian sandstone sun terrace, decorative stone area with a pathway and rockery. Easy steps lead down to a neatly laid lawn and there is a variety of plants shrubs and trees. Garden shed to remain, outside tap.







Approximate Gross Internal Area = 100 sq m / 1077 sq ft

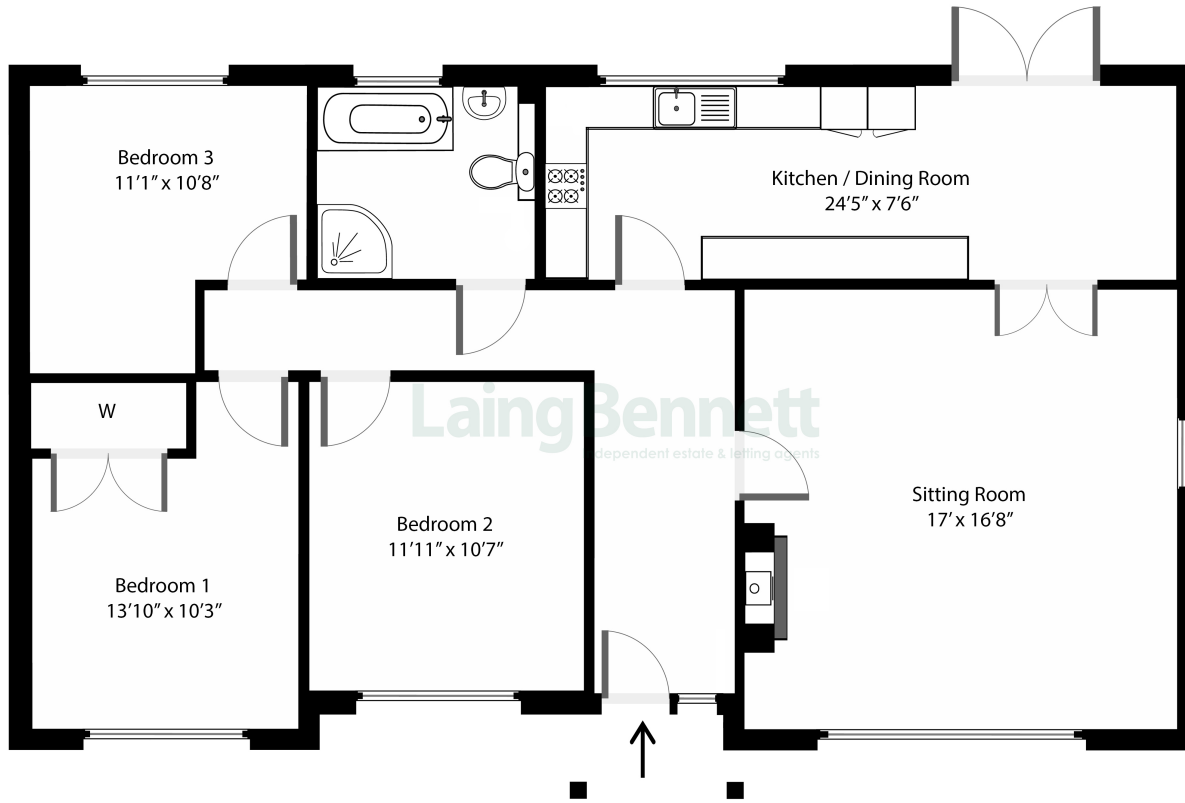
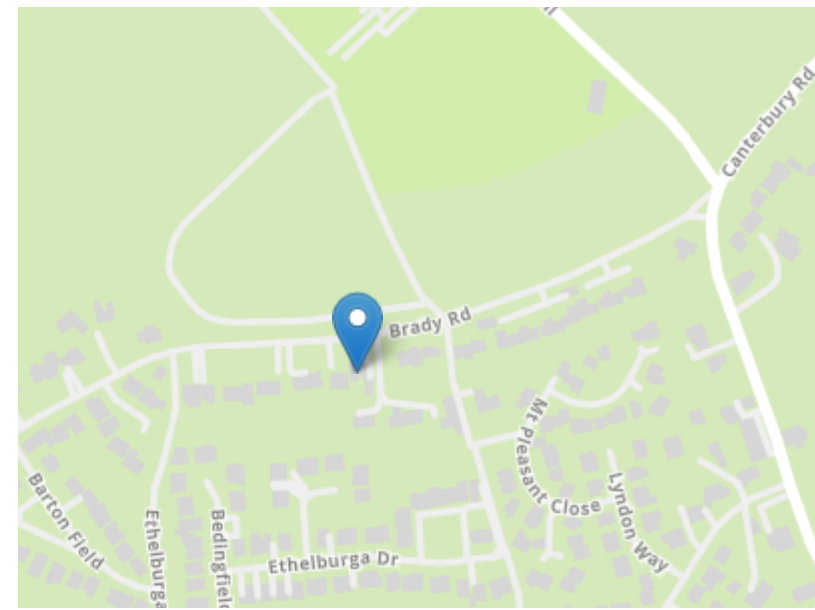


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
92-100	A		92
81-91	B		82
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
*Bad energy efficient - higher running costs			
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