











A two bedroom semi detached bungalow which has been updated to the highest of standards and now boasts exceptional accommodation that is comparable to a show home. The property is in a lovely setting and overlooks the pretty green. Accommodation comprises: Entrance hall, stylish and sleek kitchen being open plan to the dining room which has wide walk through opening to the living room with feature fireplace and sliding double glazed patio doors to the conservatory. Inner recess with storage cupboard and door to the beautiful and contemporary bathroom/WC. Bedroom one, bedroom two overlooking front aspect. Outside: To the front of the property there are easy steps to the front door and paving for ease of maintenance. The rear garden is of generous proportion with sun terrace and steps to lawn with well stocked border beds. Garage en bloc. EPC RATING = C

**Guide Price £349,995**

**Tenure** Freehold

**Property Type** Semi-Detached Bungalow

**Receptions** 2

**Bedrooms** 2

**Bathrooms** 1

**Heating** Gas

**EPC Rating** C

**Council Tax** Band C

Folkestone And Hythe District Council



**Situation**

This property is located in 'Ethelburga Drive' a cul de sac in the village of Lyminge. The village offers amenities including; Convenience Shop & Post Office, Doctors surgery, Hairdressers & Barbers, 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. Nestled in the Kent Downs area of outstanding natural beauty there is an abundance of walks, cycle routes and bridle paths in the area. In the nearby town of Folkestone there are mainline railway stations with High Speed service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

**The accommodation comprises**

- Ground floor**
- Entrance**
- Entrance hall**







### **Bedroom two**

12' 2" x 7' 7" (3.71m x 2.31m)

### **Kitchen/Dining room**

19' 9" x 12' 11" (6.02m x 3.94m)

### **Sitting room**

13' 5" x 8' 10" (4.09m x 2.69m)

### **Bathroom/WC**

### **Bedroom one**

10' 6" x 8' 11" (3.20m x 2.72m)

### **Conservatory**

18' 0" x 7' 10" (5.49m x 2.39m)

### **Outside**

### **Garage en bloc**

16' 2" x 8' 3" (4.93m x 2.51m)

### **Garden**

To the front of the property there are easy steps to the front door and paving for ease of maintenance. The rear garden is of generous proportion with sun terrace and steps to lawn with well stocked border beds.













Approximate Gross Internal Area = 68 sq m / 737 sq ft  
Garage = 12 sq m / 134 sq ft

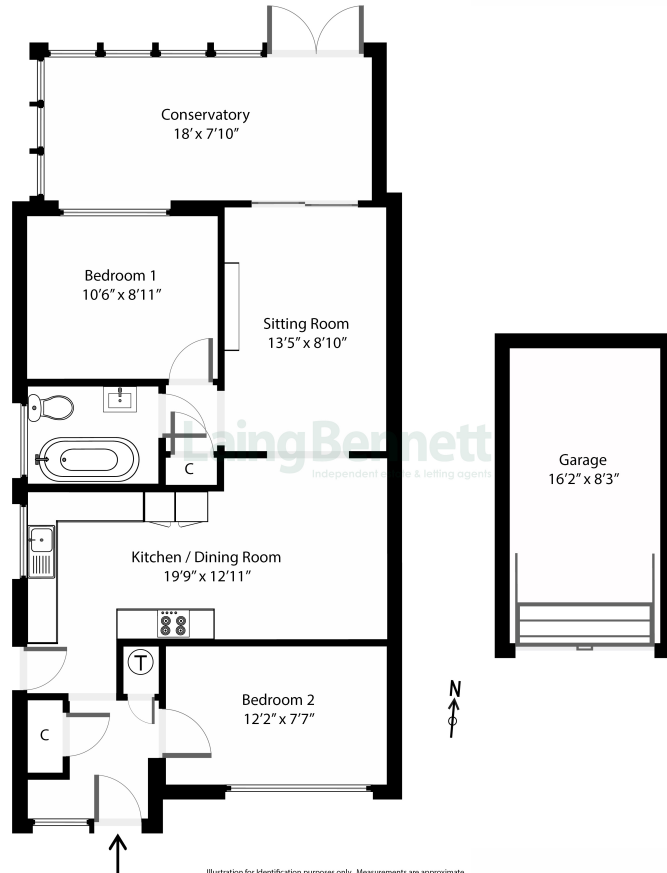


Illustration for identification purposes only. Measurements are approximate.  
Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

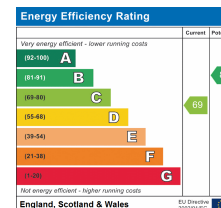
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