



Springlets, 4, Springside Lane, Lyminge, Folkestone, Kent, CT18 8HN

Guide Price £575,000

EPC RATING: D

Tucked  
Away  
Position

**A deceptively spacious three double bedroom detached bungalow. Situated on a private no through road, within easy reach of the village centre and amenities. The accommodation comprises: storm porch, entrance hall, cloakroom/WC, living room, conservatory, dining room, kitchen/breakfast room, three double bedroom, en suite and main bathroom. Outside: driveway, garage, garden store and well appointed rear garden. No forward chain. EPC RATING = D**



### **Situation**

This property is located on a private no through road in the village of Lyminge. The village offers amenities including; Post Office, Convenience Shop, Hairdressers, 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 London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

### **The accommodation comprises**

**Entrance hall**

**Cloakroom/WC**

**Kitchen/breakfast room**

13' 10" x 11' 7" (4.22m x 3.53m)

**Dining room**

**Living room**

11' 8" x 9' 9" (3.56m x 2.97m)



## Conservatory

12' 6" x 10' 0" (3.81m x 3.05m)

## Bedroom one

13' 11" x 10' 9" (4.24m x 3.28m)

## En suite bathroom

## Bedroom two

13' 9" x 10' 9" (4.19m x 3.28m)

## Bedroom three

11' 7" x 9' 9" (3.53m x 2.97m)

## Bathroom

## Outside

## Front garden

## Driveway

## Garage

18' 0" x 9' 7" (5.49m x 2.92m)

## Garden store

9' 6" x 9' 5" (2.90m x 2.87m)

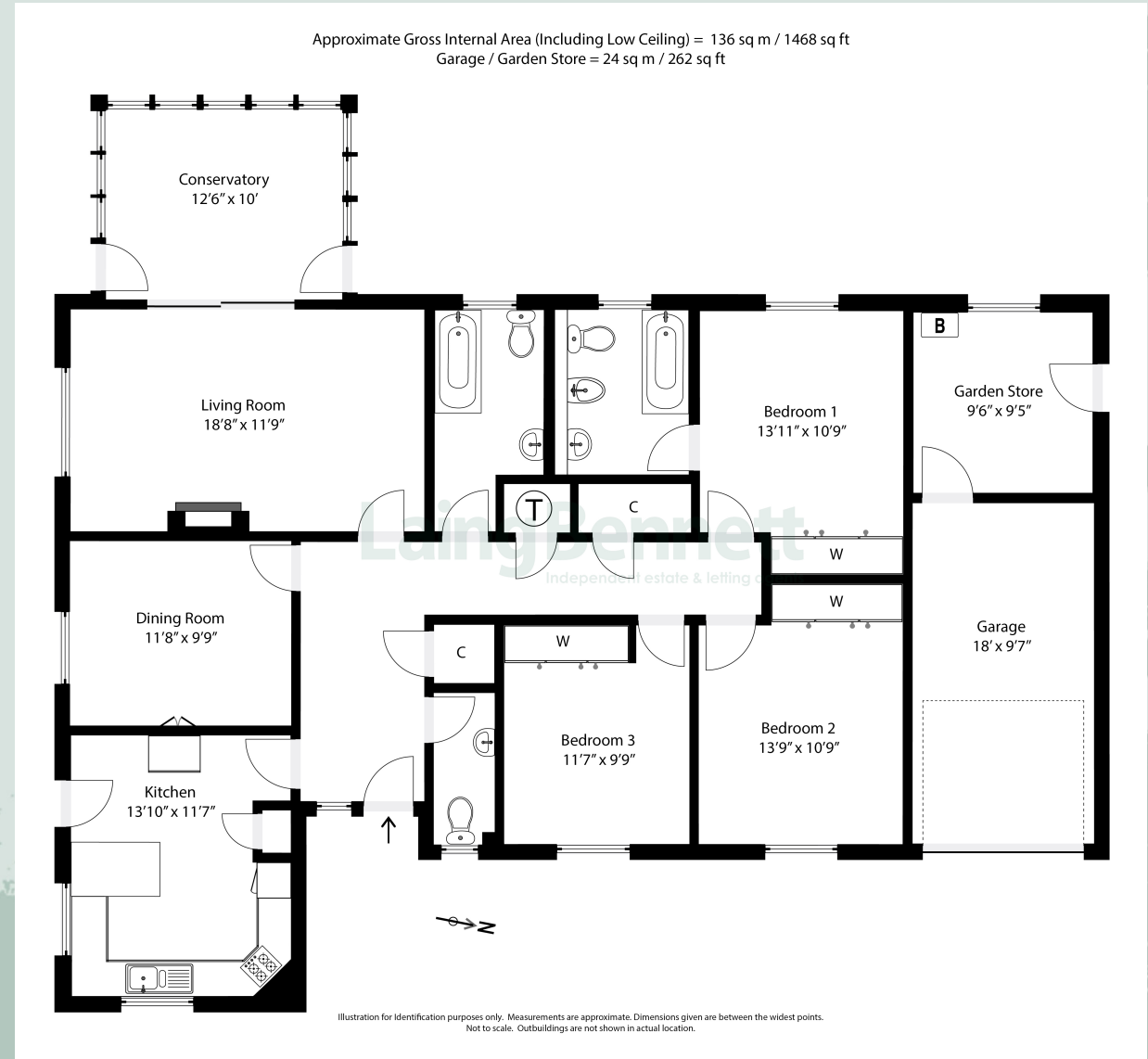
## Rear garden

## Council Tax Band

Folkestone & Hythe - Band E

## Heating

Gas





## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

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



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