











Designed with family living in mind, The Alkham is a generously sized three-bedroom home, featuring a classic red brick exterior and convenient driveway parking. Step into a spacious, light-filled living room perfect for relaxing, while the open-plan kitchen and dining area serves as the heart of the home. With double doors leading out to the garden and a discreet utility space, it's ideal for both everyday living and entertaining. A handy cloakroom completes the ground floor. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom boasts a fitted wardrobe, a deep storage cupboard, and a private en suite shower room. Bedrooms two and three offer space for wardrobes and share access to the family bathroom. A useful landing cupboard adds extra storage. New build 10 year warranty. EPC RATING = TBC



**Guide Price £350,000**

**Tenure** Freehold

**Property Type** Terraced House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 2

**Parking** Two spaces

**EPC Rating** TBC



**Situation**

The property is situated in the new Pentland Homes Development called 'The Fairways' in the village of Lyminge. Nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefits 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.

**The accommodation comprises**

**Ground floor**

**Entrance hall**

**Living room**

15' 2" x 13' 7" (4.62m x 4.14m)

**Kitchen/Dining room**

12' 2" x 11' 11" (3.71m x 3.63m)

**Utility room**

**WC**







**Frist floor**

**Landing**

**Bedroom one**

13' 1" x 10' 5" (3.99m x 3.17m)

**En suite shower room**

**Bedroom two**

9' 9" x 9' 2" (2.97m x 2.79m)

**Bedroom three**

11' 2" x 7' 7" (3.40m x 2.31m)

**Bathroom**

**Outside**

**Frontage**

**Enclosed rear garden**

**Two parking spaces**

**Warranty**

10 year NHBC build warranty and a 2 year Pentland Homes warranty.

**Annual service charge**

Approx. £382.36 for the communal areas.

**Agent note**

The photographs used are of the Alkham style show home so not of plot 44 (Mid terrace Alkham style) which we are selling.











Approximate Gross Internal Area = 90 sq m / 964 sq ft

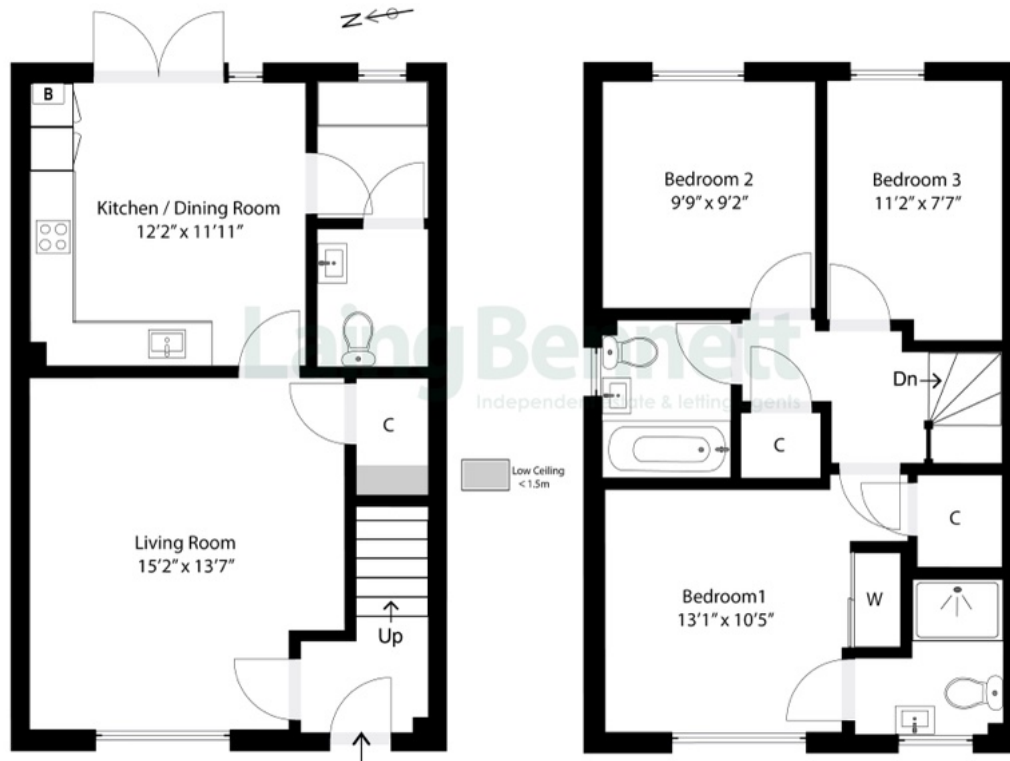
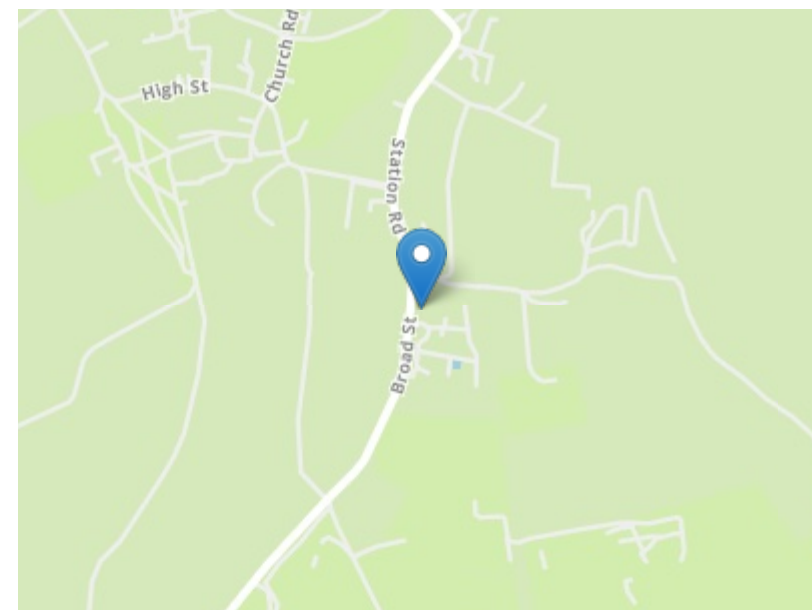


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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