

Silver Birches, Dog Kennel Lane, Lyminge, Folkestone, Kent, CT18 8ER

Guide Price £599,950

EPC RATING: D

Stunning
Rear
Views

This unique three bedroom bungalow has flexible accommodation and is ideal if you are looking to put your stamp on a property to make it your dream home. Set in a sought after 'no through' private lane while benefitting from a garage and glorious rear garden approximately 0.25 Acre. To the rear of the property there are far reaching views of lush green landscape. Accommodation comprises: Entrance porch, living room, inner hallway, dining room, conservatory, three double bedrooms, kitchen, side lobby, shower room/WC. Outside: Garage, hardstanding to side providing off road parking, hedging to front and stunning mature tranquil rear garden. EPC Rating: D



Situation

This wonderful home is tucked away on a tranquil private road in the popular village of Lyminge. The village is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hair salon, barbers, 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 porch

Living room

16' 0" x 11' 11" (4.88m x 3.63m)

Inner hallway

Dining room

12' 1" x 12' 0" (3.68m x 3.66m)

Conservatory

13' 0" x 7' 9" (3.96m x 2.36m)



Kitchen

10' 0" x 6' 0" (3.05m x 1.83m)

Bedroom one

12' 1" x 12' 1" (3.68m x 3.68m)

Bedroom two

12' 11" x 12' 0" (3.94m x 3.66m)

Bedroom three

11' 0" x 10' 0" (3.35m x 3.05m)

Bathroom/WC

Lobby

Outside

Garage

19' 6" x 13' 5" (5.94m x 4.09m)

Garage store room

4' 8" x 2' 11" (1.42m x 0.89m) Accessed via rear garden

Garden

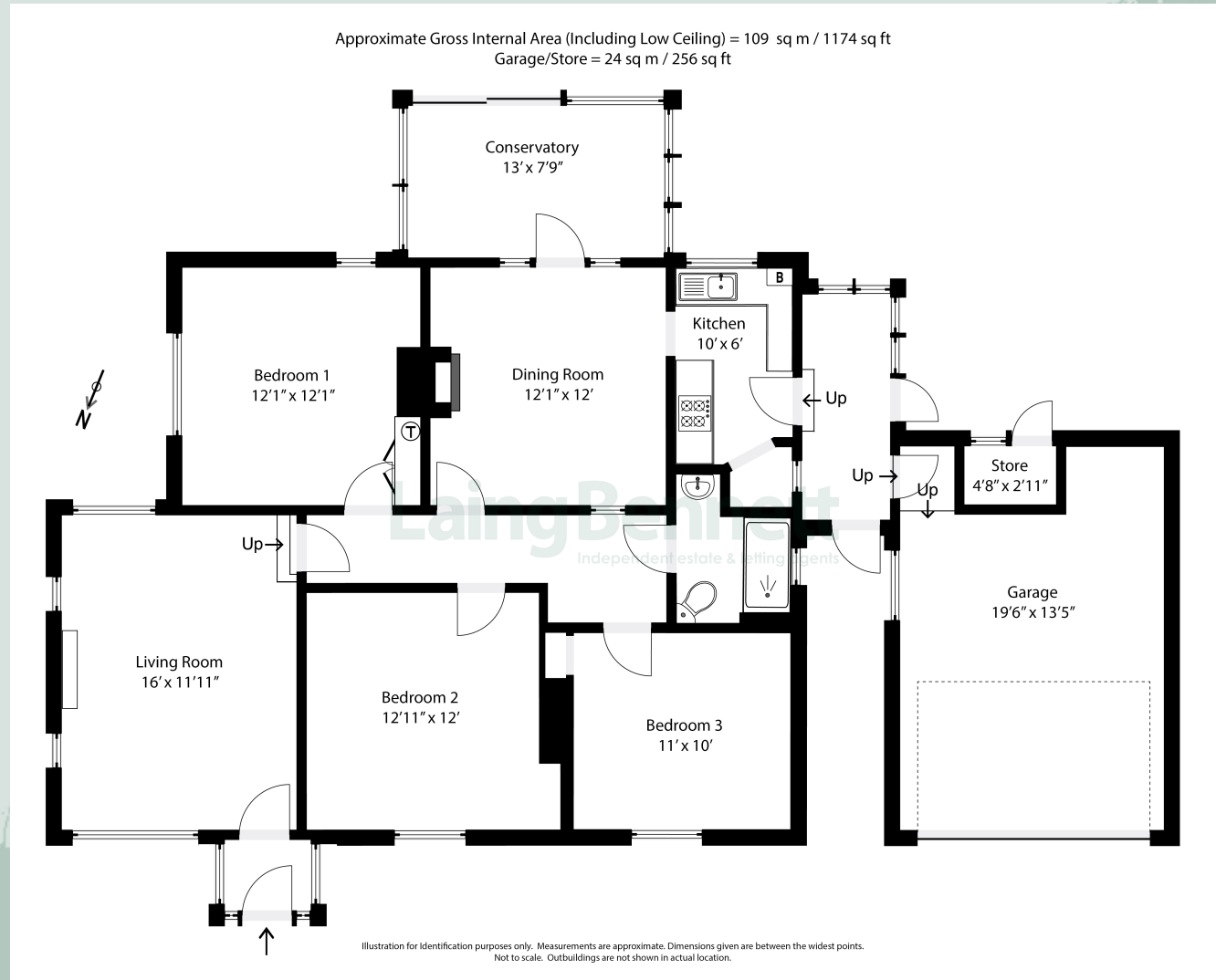
Attractive frontage and delightful rear garden approximately 0.25 Acre

Council Tax Band

Folkestone And Hythe District Council (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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk



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.