



13 Lancaster Drive, Hawkinge, Folkestone, Kent, CT18 7SW

EPC Rating = C

Guide Price £359,000



Nestled in a tucked away, peaceful location, this beautifully presented, light and spacious home combines contemporary style with practical family living. The ground floor accommodation includes a storm porch, a spacious entrance hall and a stunning open-plan living area that seamlessly connects the kitchen, dining, and lounge spaces. French doors open directly onto the garden, creating an effortless indoor-outdoor flow. A sleek breakfast bar serves as a sociable focal point, ideal for relaxed family living or entertaining. A convenient cloakroom/WC completes the ground floor. Upstairs, the property offers three good sized bedrooms, designed to provide comfort and practicality. The main bedroom enjoys the added luxury of a modern en-suite shower room/WC, while the remaining bedrooms are served by a modern family bathroom. Outside, the property features an attractive frontage adorned with a variety of established shrubs, creating a welcoming first impression. To the rear, the garden is predominantly laid to lawn and offers a secluded, peaceful setting that is well-enclosed, ideal for summer barbecues, family playtime, or simply unwinding in tranquility. Car barn and off road parking. EPC Rating: C



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Tenure Freehold

Property Type End of Terrace House

Receptions 1

Bedrooms 3

Bathrooms 2

EPC Rating C

Council Tax Band D

Folkestone And Hythe District Council

Situation

The property is located in the thriving town of Hawkinge, which has grown significantly in recent years and now offers a wide range of amenities. These include a supermarket, a mini-supermarket, a doctor's surgery, a primary school, pubs, takeaway outlets, a community centre, and various other shops.

This sought-after location provides easy access to the stunning Kent coastline, making it an excellent base for exploring the area's beautiful scenery. There are numerous walkings, cycle routes, and bridle paths for outdoor enthusiasts.

Hawkinge benefits from excellent transport links, with regular bus services to Canterbury and Folkestone. From Folkestone Central Station, high-speed train services provide fast connections to London. The town also offers convenient access to the M20, the Channel Tunnel, and the Port of Dover, making travel to the continent quick and easy.

The accommodation comprises

Ground floor
Entrance hall

Cloakroom/WC

Kitchen
12' 1" x 7' 11" (3.68m x 2.41m) Open over breakfast bar to:

Living/Dining room
20' 10" x 15' 7" (6.35m x 4.75m)

First floor
Landing

Bedroom one
11' 11" x 11' 11" (3.63m x 3.63m)

En suite shower room/WC

Bedroom two
13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom three
10' 0" x 6' 11" (3.05m x 2.11m)

Bathroom/WC

Outside
Car port with driveway parking
16' 8" x 8' 9" (5.08m x 2.67m)

Attractive frontage and rear garden



Approximate Gross Internal Area (Excluding car port) = 98 sq m / 1052 sq ft
Car Port = 13 sq m / 145 sq ft

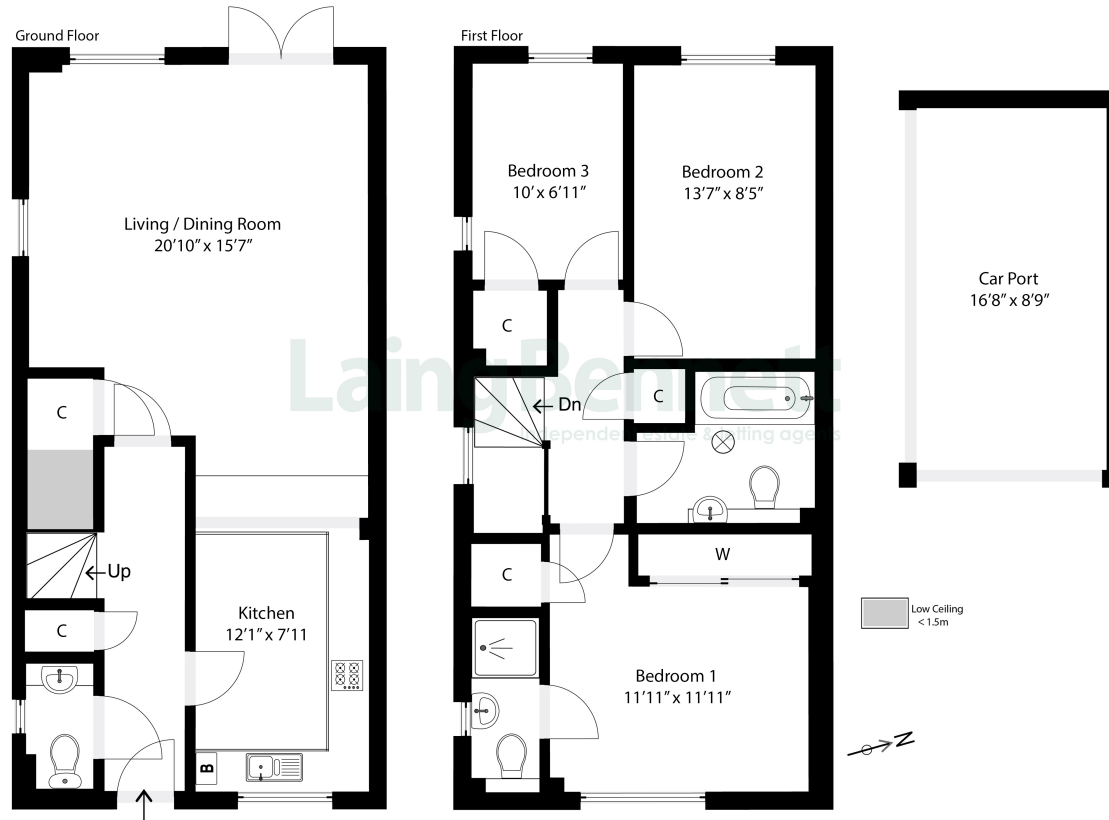
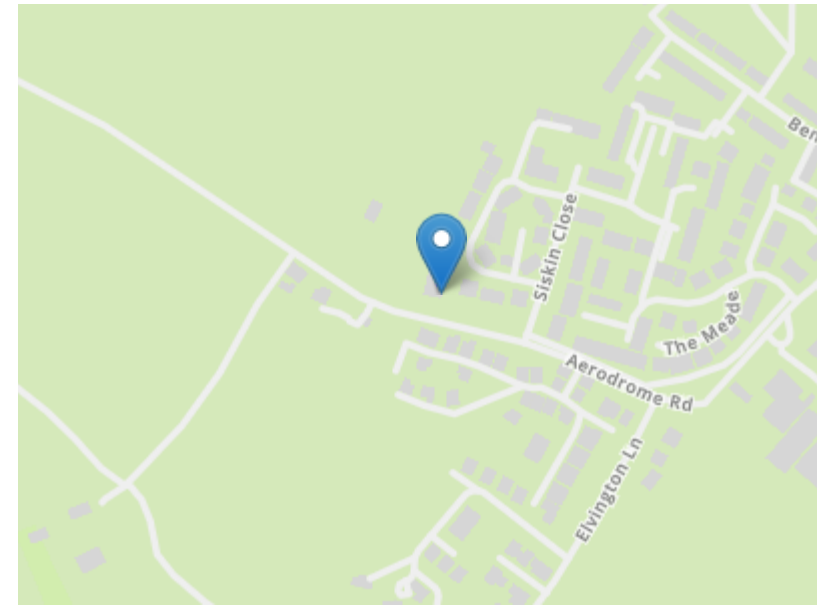


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

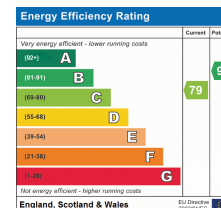
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