



2 Church Court, Church Road, Lyminge, Folkestone, Kent, CT18 8FB

Guide Price £350,000

EPC RATING: C

Three  
Bedroom  
Home

If you would like a taste of village life with pretty views over the village church and within easy reach of all the local amenities then look no further than this superb three bedroom home. The property is approached over a communal courtyard entrance with a pretty front garden. An enclosed well kept rear garden with patio areas and artificial grass. En block garage and two private parking spaces.. The internal accommodation comprises: Ground floor - entrance hall, cloakroom/WC, living/dining room, conservatory and modern kitchen/breakfast room. First floor - landing, three bedrooms and shower room. Outside: there is an enclosed well kept rear garden with patio areas and artificial grass. En block garage and one private parking spaces. No forward chain. EPC RATING = C



### **Situation**

The property is located in 'Church Court' a small development of houses of 'Church Road' by the Parish Church. The village of Lyminge is nestled in the spectacular North Downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting 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**

#### **Cloakroom/WC**

#### **Living/Dining room**

15' 11" x 11' 10" (4.85m x 3.61m)

#### **Conservatory**

11' 9" x 9' 9" (3.58m x 2.97m)







## 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)

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