



Ifield, Brady Road, Lyminge, Folkestone, Kent, CT18 8EY

Guide Price £495,000

EPC RATING: D

Deceptively
Spacious
Home

A deceptively spacious three bedroom detached bungalow situated in the sought after village of Lyminge. This wonderful bungalow benefits from elevated views overlooking the enchanting rear garden, village and countryside beyond. Also offering plenty of parking to the front and side access. Accommodation comprises: Ground floor - entrance porch, inner hall, kitchen, utility room, living/dining room, conservatory, bedroom one with en suite shower room, two further bedrooms and a main bathroom. Outside - enclosed rear garden with raised decking, well kept lawn and mature borders. Store room with power, previously used as a home office. EPC RATING = D



Approximate Gross Internal Area (Including Low Ceiling) = 115 sq m / 1241 sq ft

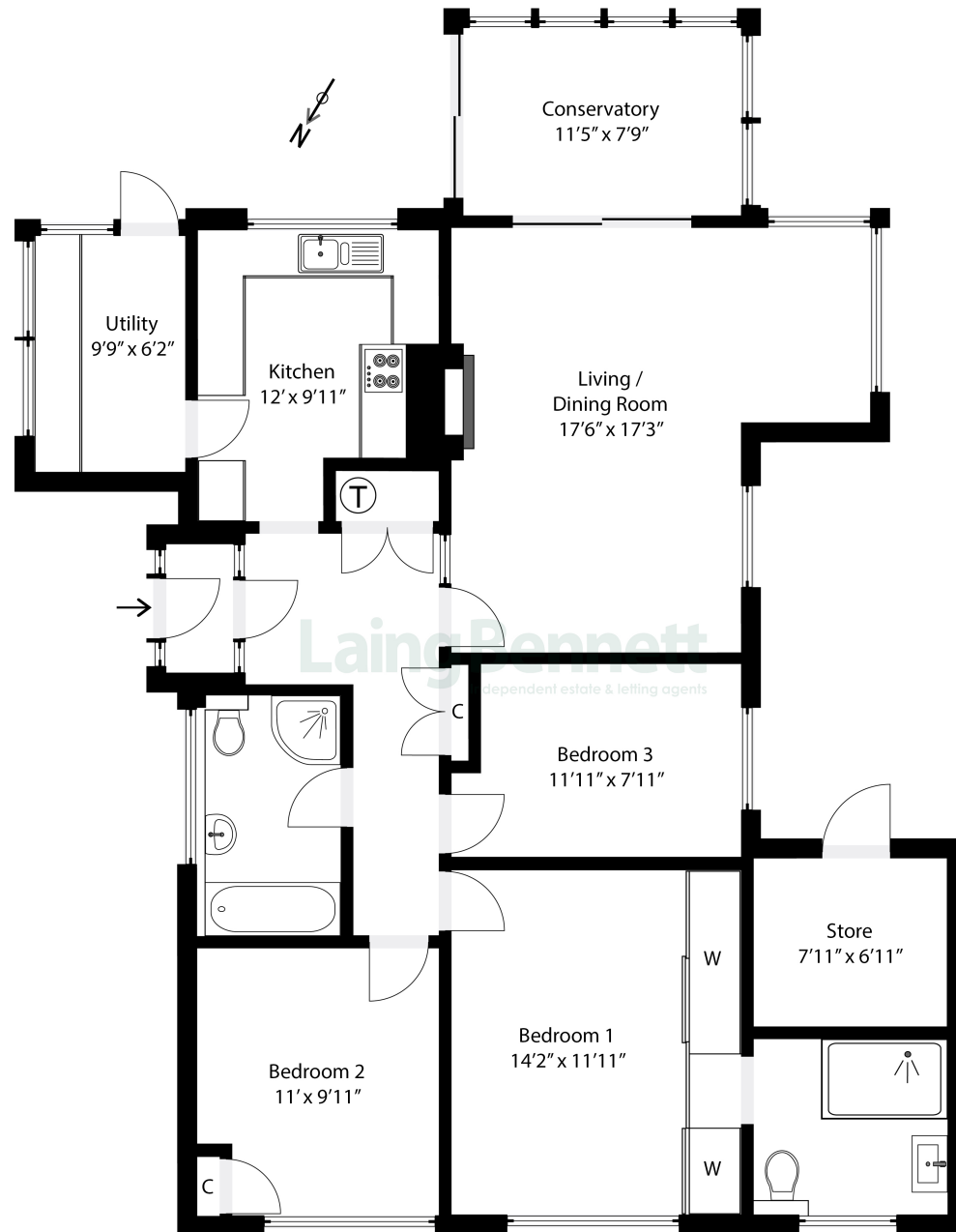


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

Situation

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 benefiting 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 porch

Entrance hall

Kitchen

12' 0" x 9' 11" (3.66m x 3.02m)

Utility

9' 9" x 6' 2" (2.97m x 1.88m)

Living/dining room

17' 6" x 17' 3" (5.33m x 5.26m)





Conservatory

11' 5" x 7' 9" (3.48m x 2.36m)

Bedroom one

14' 2" x 11' 11" (4.32m x 3.63m)

En suite shower room

Bedroom two

11' 0" x 9' 11" (3.35m x 3.02m)

Bedroom three

11' 11" x 7' 11" (3.63m x 2.41m)

Bathroom

Outside

Frontage and side access

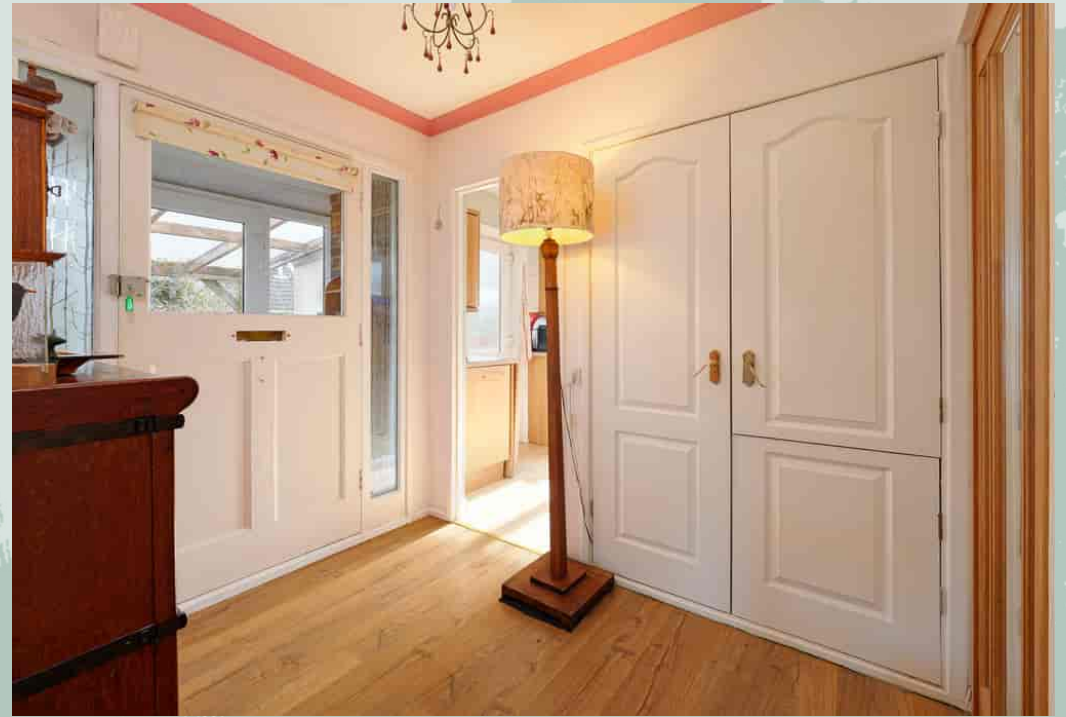
Driveway

Store

7' 11" x 6' 11" (2.41m x 2.11m)

Enclosed rear garden









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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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