







This well kept three-bedroom detached home is located in the sought-after village of Lyminge, offering comfortable living in a popular cul de sac setting. Well-maintained and thoughtfully laid out, the property provides a practical and inviting space ideal for family life or those looking to enjoy village living. The ground floor comprises a welcoming living room, a separate dining area, a well-equipped kitchen, and a useful utility space, along with a convenient cloakroom/WC. Upstairs, you'll find three bedrooms, two with built-in wardrobes, en suite to the main and a modern family bathroom. Externally, the home benefits from a private driveway, an integral garage, and an enclosed rear garden. This is a fantastic opportunity to secure a home in a vibrant village community with a range of amenities and scenic countryside walks right on the doorstep. EPC RATING = D

Guide Price £410,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

Parking Driveway & Garage

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone & Hythe District Council



Situation

The property is nestled in the popular and quiet cul de sac 'Mount Pleasant Close' 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 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

14' 3" x 10' 11" (4.34m x 3.33m)

Dining room

12' 0" x 8' 2" (3.66m x 2.49m)

Kitchen

9' 10" x 9' 7" (3.00m x 2.92m)

Utility room

7' 4" x 4' 5" (2.24m x 1.35m)

WC





First floor

Landing

Bedroom one

14' 7" x 9' 8" (4.45m x 2.95m)

En suite shower room

Bedroom two

13' 5" x 9' 6" (4.09m x 2.90m)

Bedroom three

9' 11" x 8' 0" (3.02m x 2.44m)

Bathroom

Outside

Front garden

Integral garage

15' 10" x 8' 6" (4.83m x 2.59m)

Rear garden







Approximate Gross Internal Area (Excluding Garage) = 91 sq m / 976 sq ft
Garage = 12sq m / 134 sq ft

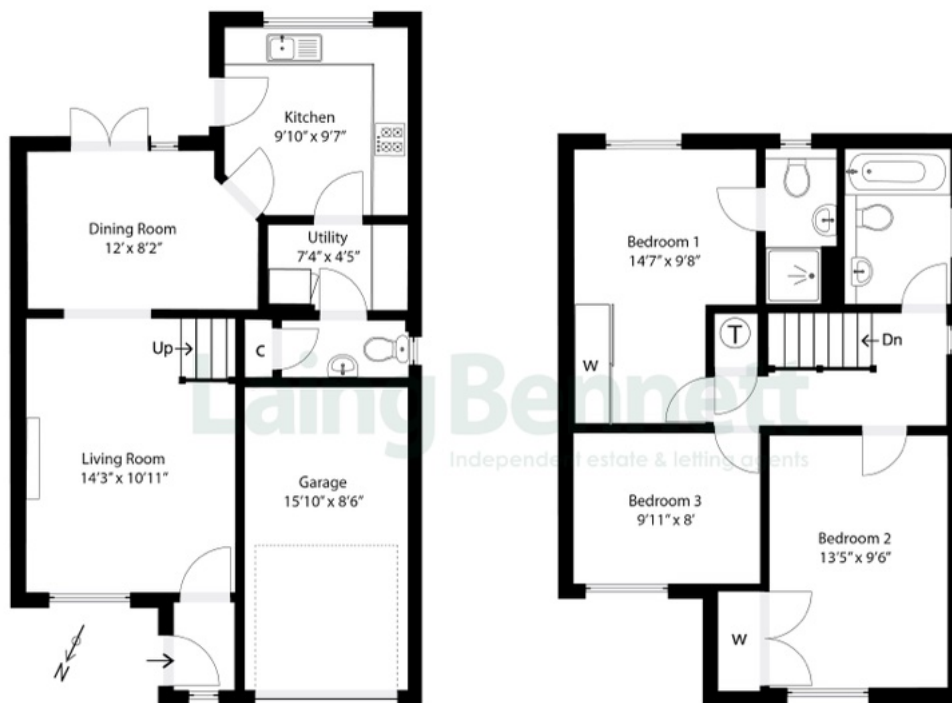


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
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Need to book a viewing?

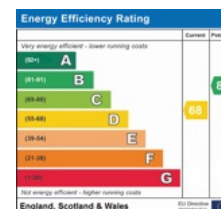
If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

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