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This well appointed chain free residence is located in the heart of Lyminge village and backing directly onto the open green space of Tayne Field. This spacious four-bedroom semi-detached home offers generous room sizes over three floors. The ground floor includes a front-facing living room with glazed double doors opening to a separate dining room. There is a kitchen/breakfast room with door opening to the garden. Utility space and shower room with WC. Upstairs, the first floor offers three bedrooms along with a family bathroom. The second floor reveals a superb fourth bedroom. Outside, the home offers a recently laid brick paved driveway for two vehicles, side access gate and an enclosed rear garden, patio area, two outside store cupboards, garden shed and direct gated access onto Tayne Field at the rear. EPC RATING = D



**Guide Price £525,900**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway for two vehicles

**EPC Rating** D

**Council Tax** Band D

Folkestone & Hythe



**Situation**

The property is located in the heart of the village of Lyminge, which 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.

**Ground floor**

**Entrance hall**

**Living room**

13' 0" x 11' 3" (3.96m x 3.43m)

**Dining room**

11' 1" x 8' 8" (3.38m x 2.64m)

**Kitchen/breakfast room**

13' 0" x 11' 9" (3.96m x 3.58m)

**Utility**

**Shower room/WC**

**First floor**

**Landing**







### **Bedroom one**

15' 4" x 13' 4" (4.67m x 4.06m)

### **Bedroom two**

11' 8" x 10' 2" (3.56m x 3.10m)

### **Bedroom three**

11' 1" x 8' 7" (3.38m x 2.62m)

### **Bathroom**

### **Second floor**

#### **Bedroom four**

21' 6" x 15' 3" (6.55m x 4.65m)

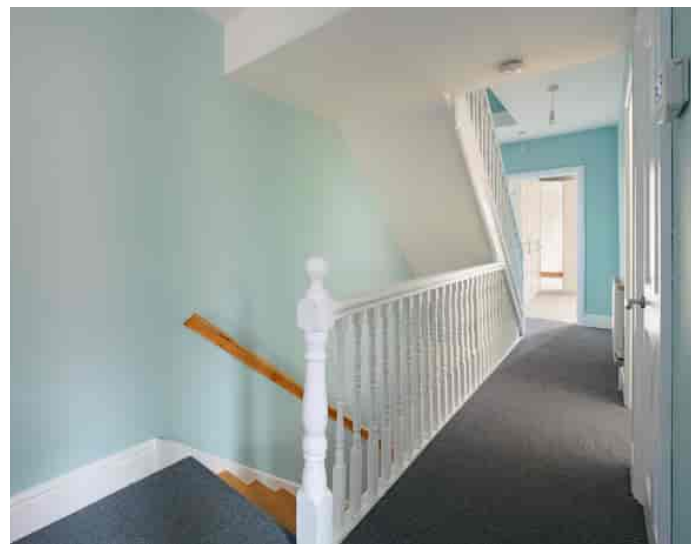
**Access to walk in rear loft space**

### **Outside**

**Driveway for two vehicles**

**Enclosed rear garden with patio, lawn and garden shed**

**Two storage cupboards**













Approximate Gross Internal Area (Excluding Porch and Store Cupboards) = 127 sq m / 1372 sq ft



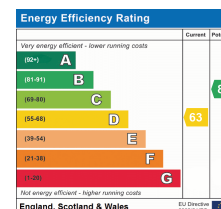
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Not to scale. Outbuildings are not shown in actual location.  
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