



Leaside, Belcaire Close, Lympne, Hythe, Kent, CT21 4JR

Guide Price £485,000

EPC RATING: D

No  
Onward  
Chain

A beautifully presented three bedroom family home with pleasing and spacious accommodation that flows beautifully. The property benefits from an attractive rear garden offering a good degree of privacy, driveway and is located in a desirable location in the ever popular village of Lympne. Accommodation comprises- Ground floor: Covered entrance, spacious entrance hall, good sized living room with french doors leading to the rear garden, dining room, kitchen, utility room, shower room/WC, two double bedrooms. First floor: Landing, bedroom three, splendid large bathroom/shower/WC, useful spacious eaves room being ideal for storage. Outside: To the front there is a neat lawn and driveway. The good size attractive rear garden is laid to lawn with mature trees, sun terrace and path leading to the end of a garden where there is a gravelled area and large shed. NO CHAIN! EPC Rating: D



Approximate Gross Internal Area (Including Eaves Storage) = 141 sq m / 1517 sq ft

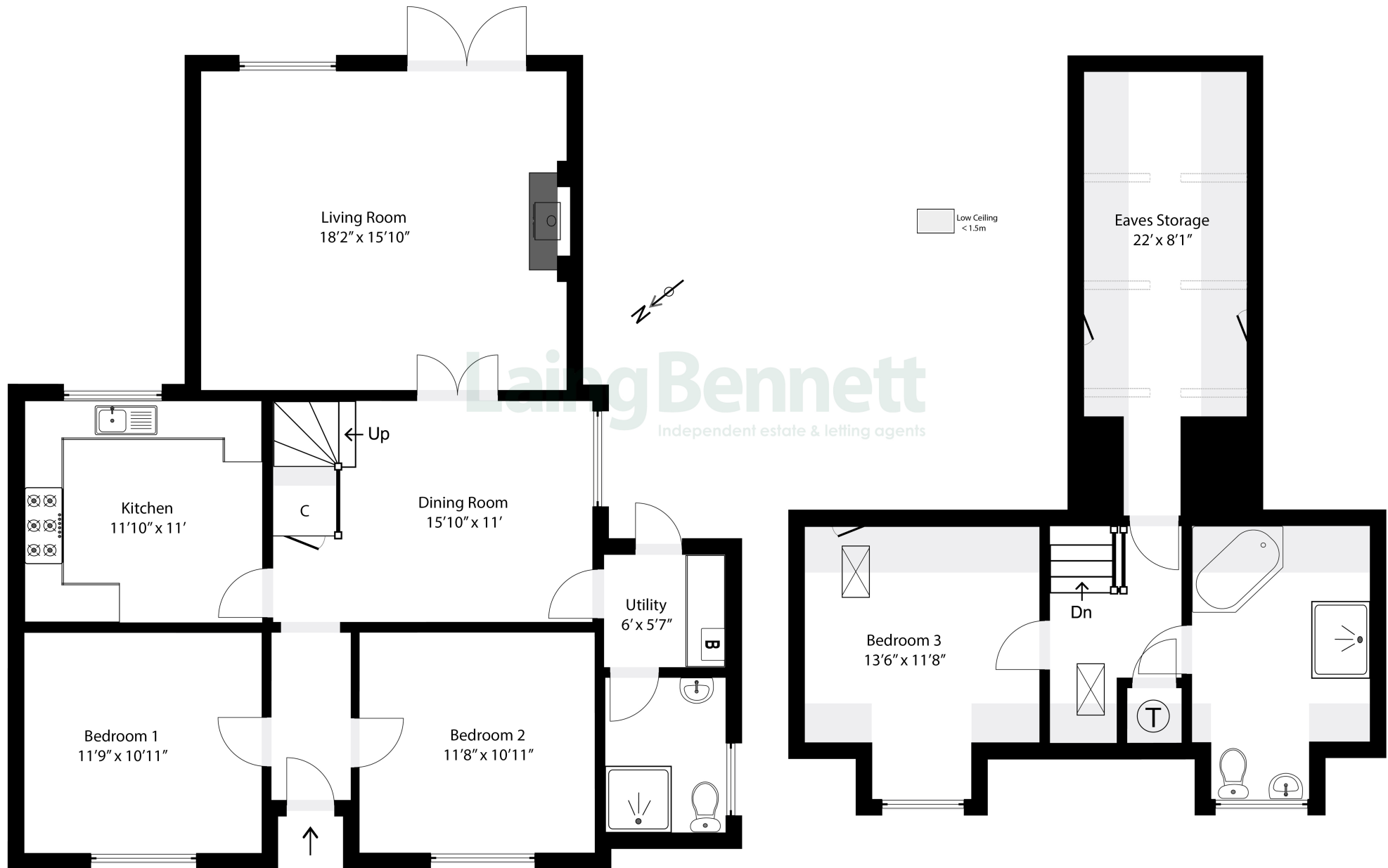


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated in a sought after location in the village of Lympne. The village offers a thriving community and amenities including: shop with Post Office, primary school, pub and bus service into Hythe. The coastal town of Hythe offers a variety of high street shops and supermarkets. There are also several sports facilities, clubs, societies and a splendid seafront with many walks. Good access to M20 and Channel Tunnel. High speed rail connections into London St Pancras are via Folkestone and Ashford.

## The accommodation comprises

### Ground floor

#### Entrance hall

#### Bedroom one

11' 9" x 10' 11" (3.58m x 3.33m)

#### Bedroom two

11' 8" x 10' 11" (3.56m x 3.33m)

#### Dining room

15' 10" x 11' 0" (4.83m x 3.35m)

#### Kitchen

11' 10" x 11' 0" (3.61m x 3.35m)

#### Living room

18' 2" x 15' 10" (5.54m x 4.83m)

#### Utility room

6' 0" x 5' 7" (1.83m x 1.70m)

#### Shower room/WC

### First floor

#### Landing





### **Bedroom three**

13' 6" x 11' 8" (4.11m x 3.56m)

### **Shower/bathroom/WC**

#### **Useful large eaves storage**

22' 0" x 8' 1" (6.71m x 2.46m)

#### **Garden and parking**

To the front of the property there is a neat lawn and driveway. The good size attractive rear garden is laid to lawn with mature trees, sun terrace and path leading to the end of a garden where there is a gravelled area and large shed. To the side of the property there is a vehicular access to the rear creating potential to create more parking. Rear access gate.

#### **Heating**

Gas









## Need to Book a Viewing?

If you would like to view this property please contact our Lympne branch on 01303 863393 or [lympne@laingbennett.co.uk](mailto:lympne@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lympne

01303 863393

[lympne@laingbennett.co.uk](mailto:lympne@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lympne | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		79	

EU Directive 2002/91/EC



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