

# Laing Bennett

Residential sales

25 Silverlands Road, Lyminge, Folkestone, Kent, CT18 8JG

Guide Price £318,500

EPC RATING: D

Delightful  
Two Bedroom  
Bungalow

A superb two bedroom semi detached bungalow with spacious and comfortable accommodation with recently landscaped delightful garden in a popular village location. Accommodation comprises: Entrance porch, hallway, kitchen, living/dining room with coal effect gas fire and large picture window flooding the room with natural light, bedroom one, bedroom two, inner hallway, shower room/WC. Outside: Easy to maintain frontage laid to decorative gravel, plenty of driveway parking, gates lead to the side area and car port with tiled roof. The rear garden has recently been landscaped to provide stylish and easy to maintain space with terraces where you can sit back and enjoy the sunny aspect. EPC Rating: TBC



### Situation

The property is situated in the popular residential location of 'Silverlands Road' 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 porch

Entrance hall

Kitchen

11' 2" x 7' 1" (3.40m x 2.16m)

Living/Dining room

17' 7" x 12' 4" (5.36m x 3.76m)

## Inner hallway

## Shower room

## Bedroom one

13' 5" x 8' 11" (4.09m x 2.72m)

## Bedroom two

10' 5" x 8' 10" (3.17m x 2.69m)

## Outside

### Garden, parking and carport

Easy to maintain frontage laid to decorative gravel, plenty of driveway parking, gates lead to the side area and car port with tiled roof. The rear garden has recently been landscaped to provide stylish and easy to maintain space with terraces where you can sit back and enjoy the sunny aspect.

### Council Tax Band

Folkestone And Hythe District Council (Band C)

### Heating

Gas



Approximate Gross Internal Area (Including Low Ceiling) = 61 sq m / 655 sq ft

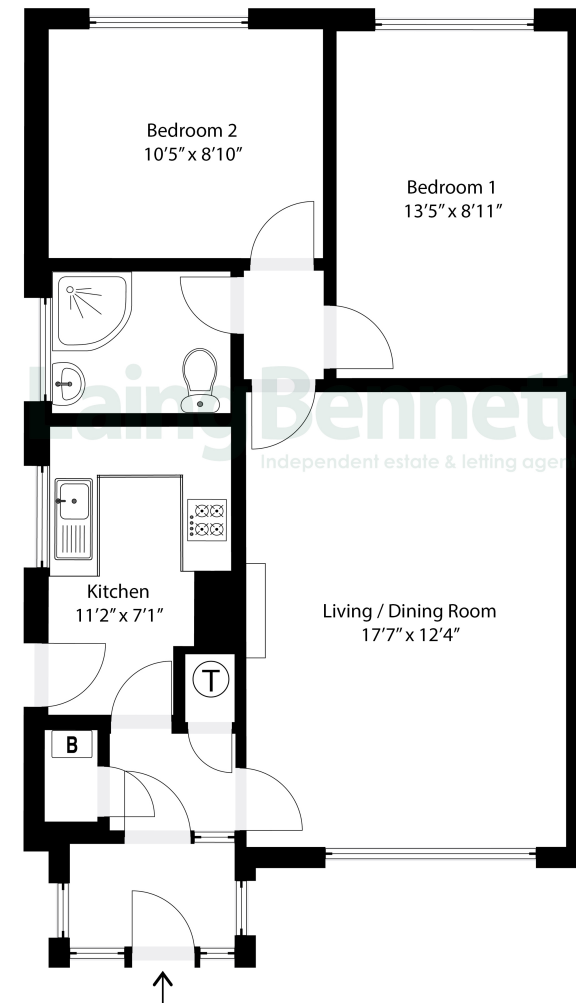


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## 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)

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

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



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