



1 Hogben Close, Lyminge, Folkestone, Kent, CT18 8ND

EPC Rating =

Guide Price £379,950





Nestled in a quiet cul-de-sac in the popular village of Lyminge, this delightful semi-detached bungalow offers a wonderful balance of comfort and space. On the ground floor, the property opens into a welcoming entrance porch which leads through to the hall and a spacious and light-filled living room which is perfect for both relaxing and entertaining. The modern kitchen is both stylish and practical. The ground floor also features a generous double bedroom and an additional room currently used as a study, which could easily serve as a third bedroom or hobby space depending on your needs. A modern shower room/WC adds convenience and completes the downstairs accommodation. Upstairs, the property boasts a large bedroom with fitted wardrobes and access to the eaves for additional storage. This serene space also benefits from an en-suite bathroom, making it a private retreat from the rest of the house. Outside, the rear garden is a tranquil, well-maintained haven with a central pond, mature planting, and a variety of seating areas, perfect for enjoying sunny afternoons. A driveway provides off road parking and gives access to the detached garage/workshop with electric door which can be operated by mobile device from car or home and there is a glazed patio door to the rear. The fence to be replaced with new 6' larch lap side fence (between road and front left hand side of garage). Garage roof and consumer unit replaced less than two years ago.

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Tenure Freehold

Property Type Bungalow

Receptions 2

Bedrooms 2

Bathrooms 2

Parking Driveway, garage and workshop

Heating Gas

EPC Rating TBC

Council Tax Band C

Folkestone And Hythe District Council



Situation

The property is situated in a cul de sac in the village of Lyminge. 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.

Accommodation comprises

Ground floor

Entrance porch

Entrance hall

Kitchen

11' 0" x 6' 9" (3.35m x 2.06m)

Living room

17' 5" x 12' 5" (5.31m x 3.78m)





- Inner hall
- Shower room/WC
- Bedroom two
13' 6" x 8' 10" (4.11m x 2.69m)
- Study
- First Floor
- Bedroom one
19' 6" x 10' 9" (5.94m x 3.28m)
- Bathroom/WC
- Outside
- Driveway leading to garage/workshop
26' 1" x 12' 1" (7.95m x 3.68m)
- Attractive garden







Approximate Gross Internal Area (Excluding Garage) = 78 sq m / 841 sq ft
Garage = 25 sq m / 270 sq ft

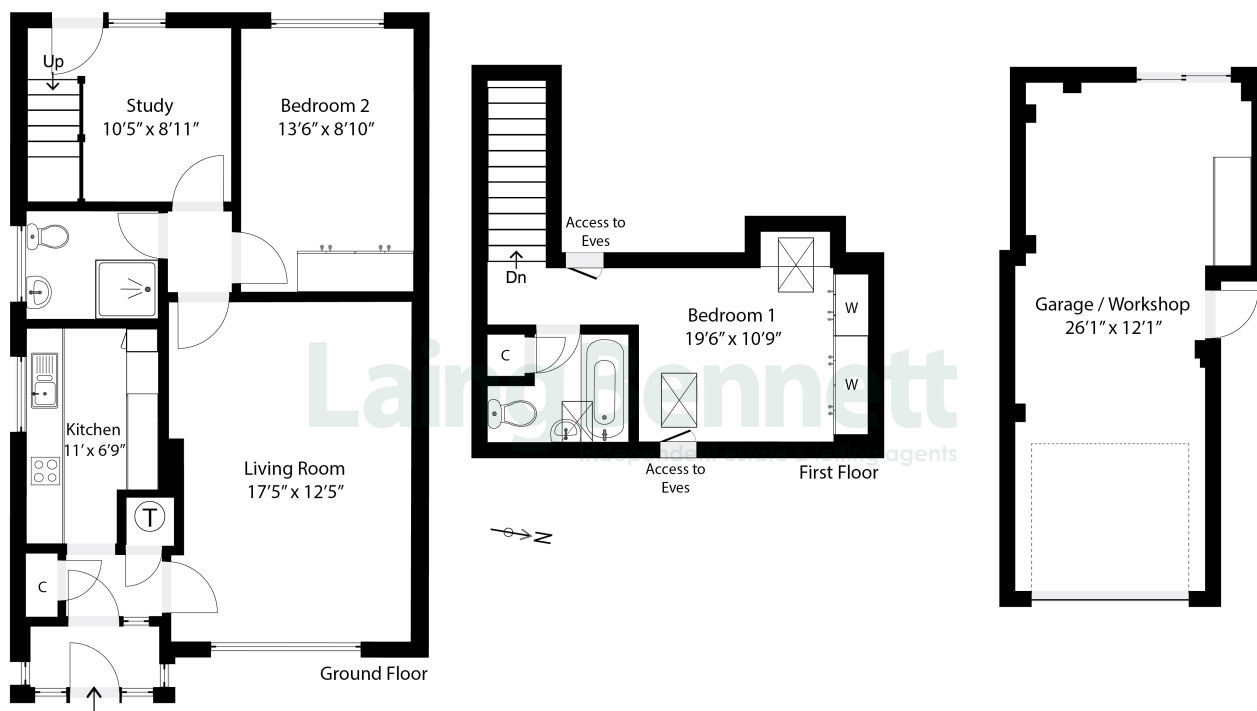


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
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