



Yew Cottage, North Lyminge Lane, Lyminge, Folkestone, Kent, CT18 8EE

Guide Price £525,000

EPC RATING: B

**Superb
Village
Location**

An attractive four bedroom modern end of terrace home arranged over three floors and set in a peaceful yet central village location. The property has particularly spacious accommodation, pretty gardens and paved off road parking for two vehicles. Accommodation comprises: Ground floor- Entrance hall, spacious living room with attractive fireplace and deep bay to the front, inner hall, cloakroom/WC. stunning kitchen being open plan to the dining room and bathed in natural light. First floor - Three bedrooms, family shower/bathroom/WC. Second floor - Main bedroom with walk in wardrobe and en suite shower room/WC. Outside - To the front of the property set behind a low picket fence there is lawn, path to side, border beds and easy steps to front door, The rear garden is a particularly attractive feature to the property being laid to neat lawn with sun terrace and pergola. Colourful well established border beds. Shed and summerhouse. Path, easy steps and gate leading to parking area. EPC Rating: B



Approximate Gross Internal Area (Including Low Ceiling) = 132 sq m / 1426 sq ft
Outbuilding = 7 sq m / 77 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

This property is located in 'North Lyminge Lane', a sought after no through road in the village of Lyminge. The village offers amenities including; Convenience Shop, Doctors surgery, Chemist and sought after 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 with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

The accommodation comprises

Ground floor

Entrance hall

Living room

18' 10" x 12' 9" (5.74m x 3.89m)

WC

Kitchen

16' 3" x 11' 3" (4.95m x 3.43m) open plan to:

Dining room

9' 1" x 8' 10" (2.77m x 2.69m)

First floor

Landing

Bedroom two

16' 3" x 9' 0" (4.95m x 2.74m)





Bedroom three

12' 7" x 9' 3" (3.84m x 2.82m)

Bedroom four

9' 4" x 8' 10" (2.84m x 2.69m)

Shower/bathroom/WC

Second floor

Landing

Bedroom one

15' 6" x 12' 7" (4.72m x 3.84m) with door to:

Walk in wardrobe

8' 1" x 6' 1" (2.46m x 1.85m)

Ensuite shower room/WC

Outside

Gardens

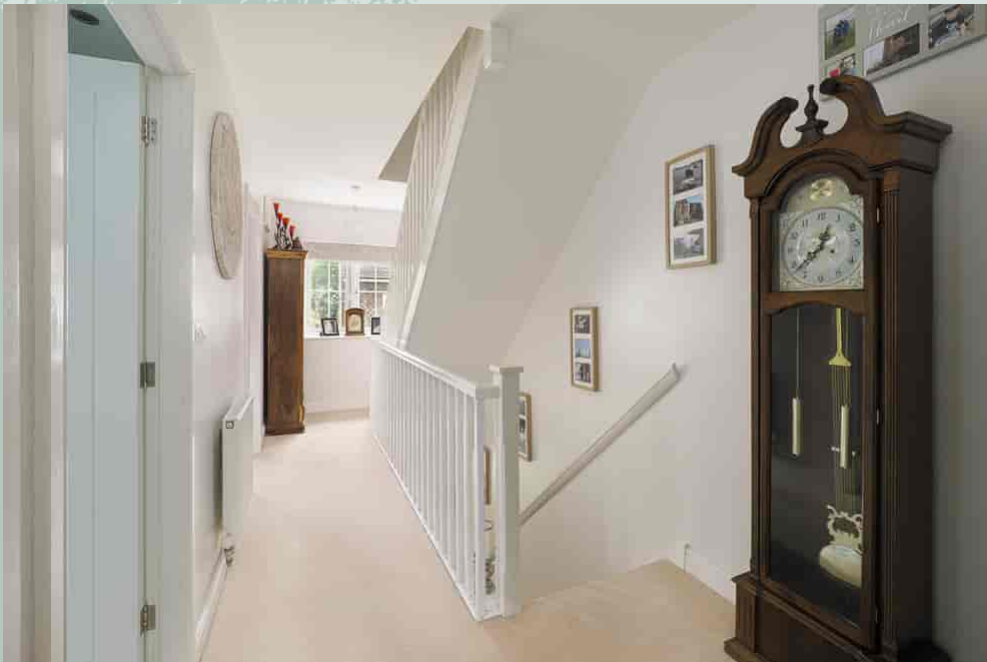
To the front of the property, set behind a low picket fence there is lawn, side path to gated rear garden, border bed and easy steps to front door. The rear garden is a particularly attractive feature to the property being laid to neat lawn with sun terrace and pergola. Colourful well established border beds. Shed and summerhouse (9' 11" x 7' 10") (3.02m x 2.39m) . Path then a few easy steps and gate leading to:

Parking

Paved off road parking for two vehicles

Heating

Gas









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

Directions

For directions to this property please contact us

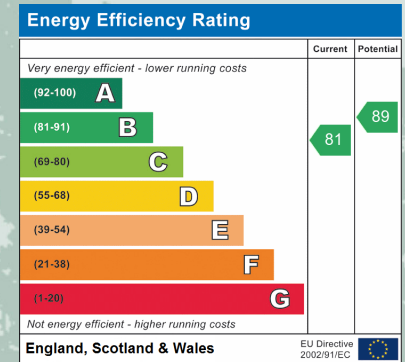
Lyminge

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