



Tarqua, Barton Field, Lyminge, Folkestone, Kent, CT18 8EX

Guide Price £495,000

EPC RATING: D

Quality
Village
Home

A superb opportunity to purchase a spacious and light high calibre detached bungalow set in a sought after tranquil cul de sac in the heart of the ever popular village of Lyminge. Accommodation comprises: Spacious and welcoming entrance hall, living room bathed in natural light and featuring a fireplace fitted with a wood burning stove and a large picture window enjoying delightful views over the pretty garden, wide walk through opening to the dining room with with sliding glazed doors leading to the pleasing conservatory, modern kitchen, bedroom one with door to stylish en suite shower room/WC, bedroom two with fitted wardrobe and extensive built in wardrobe storage, bedroom three, modern shower room/WC. Outside: Driveway leading to car port and tandem garage/workshop. The garden to the front is set behind hedging with a lawn and well stocked border beds. A side access gate leads to the attractive rear garden which has a pretty sun terrace, lawn and an array of shrubs and trees offering privacy and a pretty backdrop to this lovely home. No chain! EPC Rating = D



Approximate Gross Internal Area (Including Low Ceiling) = 124 sq m / 1337 sq ft
Garage / Workshop = 24 sq m / 257 sq ft

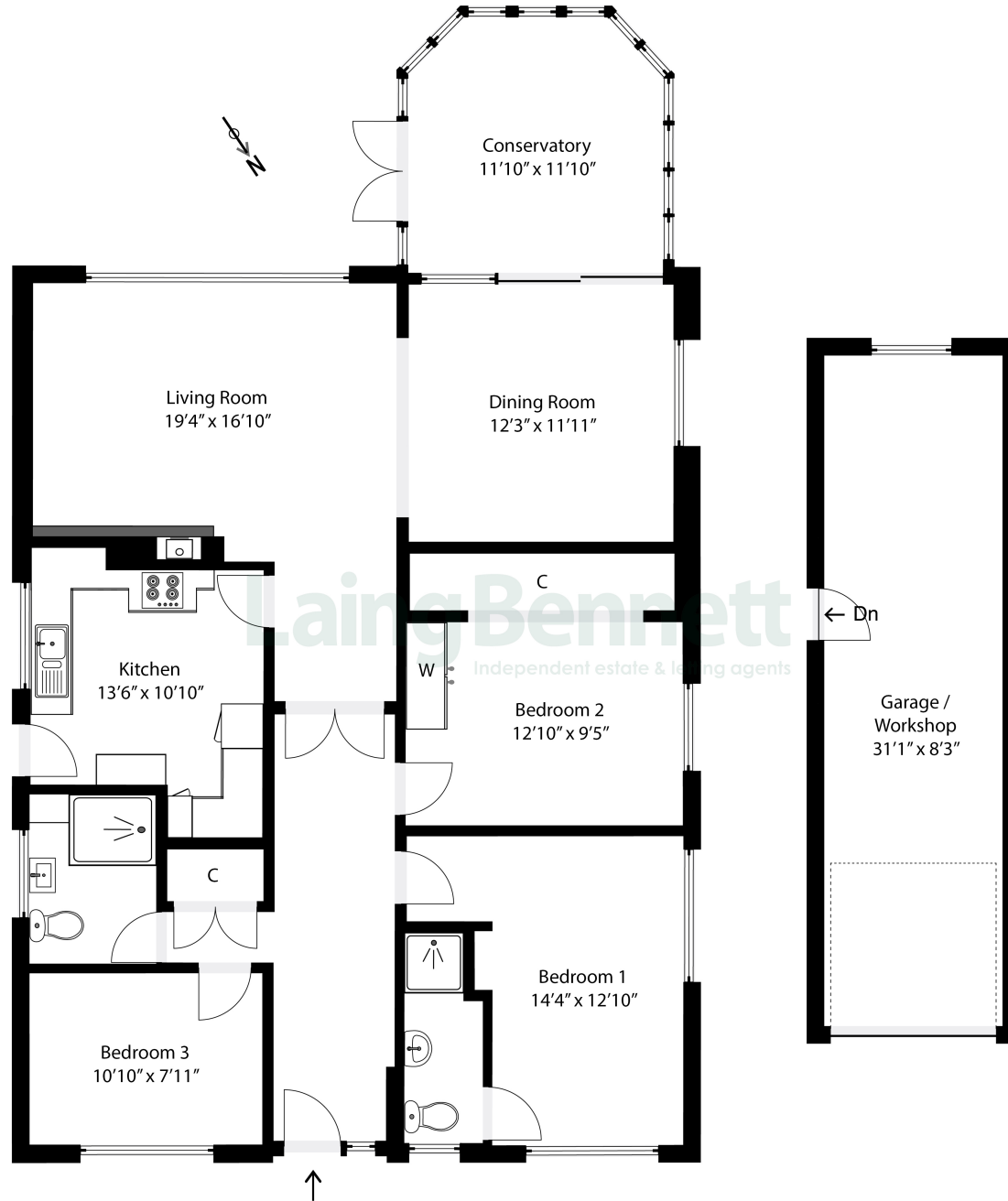


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is located in a sought after cul de sac in the heart of 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 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.

The accommodation comprises

Ground floor

Spacious hallway

Living room

19' 4" x 16' 10" (5.89m x 5.13m) Wide walk through opening to:

Dining room

12' 3" x 11' 11" (3.73m x 3.63m)

Conservatory

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

Kitchen

13' 6" x 10' 10" (4.11m x 3.30m)

Bedroom one

14' 4" x 12' 10" (4.37m x 3.91m) With door to:

En suite shower room/WC

Bedroom two

12' 10" x 9' 5" (3.91m x 2.87m)

Bedroom three

10' 10" x 7' 11" (3.30m x 2.41m)





Outside

Driveway, garage and carport

Driveway leading to car port and tandem garage/workshop. The garden to the front is set behind hedging with a lawn and well stocked border beds. A side access gate leads to the attractive rear garden which has a pretty sun terrace, lawn and an array of shrubs and trees offering privacy and a pretty backdrop to this lovely home.

Gardens

The garden to the front is set behind hedging with a lawn and well stocked border beds. A side access gate leads to the attractive rear garden which has a pretty sun terrace, lawn and an array of shrubs and trees offering privacy and a pretty backdrop to this lovely home.

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

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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