







You can make your village dream a reality in this unique residence which is situated in a tucked away position in a sought after cul de sac in the popular village of Lyminge. This property has been lovingly recomposed, extended and refurbished throughout. From the moment you approach the stylish frontage of the property and enter the the front door you are greeted with a contemporary yet timeless finish. Boasting a most enviable open plan living space where you can socialise whilst you cook in the modern kitchen or curl up and get cosy by the wood burning stove in the welcoming living room with plenty of space for the whole family whilst being bathed in natural sunlight and benefitting from bi-folding doors to the exquisite rear garden. Offering three good sized bedrooms, this property ticks all the boxes for modern family living. The accommodation comprises: Spacious and welcoming entrance hall, kitchen/living room, utility room, bedroom two, bedroom three, luxury large family shower/bathroom. First floor - Main bedroom with walkway giving privacy to the stylish en suite shower room/WC. Outside - Gravelled driveway parking to the front, Glorious enclosed rear garden with paved terrace ideal for entertaining. Office ideal for working from home and attached store. Epc Rating: C

**Guide Price £475,000**

**Tenure** Freehold

**Property Type** Semi-Detached

Bungalow

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 2

**Heating** Gas

**EPC Rating** C

**Council Tax** Band C

Folkestone And Hythe District Council





# Ground floor

Spacious entrance hall

Kitchen/living room

25' 11" x 16' 0" (7.90m x 4.88m)

Utility room

8' 0" x 6' 11" (2.44m x 2.11m)

Luxury family bath/shower room/WC

12' 0" x 7' 8" (3.66m x 2.34m)

Bedroom two

12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom three

11' 11" x 9' 5" (3.63m x 2.87m)

First floor

Bedroom one

14' 1" x 11' 7" (4.29m x 3.53m)

with door to landing and:

Stylish shower room/WC





## Outside

Front and rear garden

9' 0" x 4' 8" (2.74m x 1.42m) To the front of property there is a gravelled driveway and well stocked border beds. To the rear of the property there is an enchanting garden with sun terrace, glorious colourful border beds. Office 9' 0" x 8' 1" (2.74m x 2.46m) and attached store 9' 0" x 4' 8" (2.74m x 1.42m).













Approximate Gross Internal Area (Including Low Ceiling) = 118 sq m / 1267 sq ft  
 Outbuildings = 11 sq m / 120 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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