





\*Guide Price £500,000 - £525,000

Welcome to this substantial family home that has been well maintained and looked after over the years but is now offered as a blank canvas, ready for the new owners to put their own stamp on it. The property is located in a desirable location on the edge of the sought after village of Lyminge.

Accommodation Comprises: Ground floor - Entrance porch, welcoming entrance hall with feature circular window, spacious double aspect sitting room with contemporary fireplace, kitchen being open plan to the dining room, handy utility room with access door to the integral garage. First floor - Split level landing, four bedrooms, shower room/WC, bathroom and separate WC. Outside: Delightful generous front and rear garden. Driveway proving plenty of off road parking and access to the integral garage. NO CHAIN. EPC Rating: C

**Guide Price £500,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 2

**Bedrooms** 4

**Bathrooms** 2

**Parking** Driveway & garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band F

Folkestone And Hythe District Council



## Situation

This property is located on 'Woodland Road' in the village. Lyminge offers many amenities including; Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and sought after Primary School. The village has a thriving community with lots of activities for all ages offers various clubs and societies and there are good bus links to both Canterbury and Folkestone.. In the nearby town of coastal town of Folkestone there are mainline railway stations with High Speed service to London with an approximate journey time of 53 minutes. There are great travel links due to the easy nearby access to the M20 and Channel Tunnel.

## The accommodation comprises

### Ground floor

Entrance porch

Entrance hall

Sitting room

21' 11" x 15' 5" (6.68m x 4.70m)

Kitchen/dining room

19' 0" x 10' 11" (5.79m x 3.33m)

Utility room

11' 3" x 5' 10" (3.43m x 1.78m)



## First floor

Landing

Bedroom one

18' 10" x 11' 2" (5.74m x 3.40m)

Ensuite shower room

Bedroom two

13' 2" x 12' 9" (4.01m x 3.88m)

Bedroom three

12' 10" x 8' 4" (3.91m x 2.54m)

Bedroom four

7' 5" x 6' 4" (2.26m x 1.93m)

Bathroom

WC

## Outside

Garage and driveway

18' 11" x 11' 2" (5.77m x 3.40m)

Front and rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 132 sq m / 1426 sq ft  
 Garage = 19 sq m / 208 sq ft

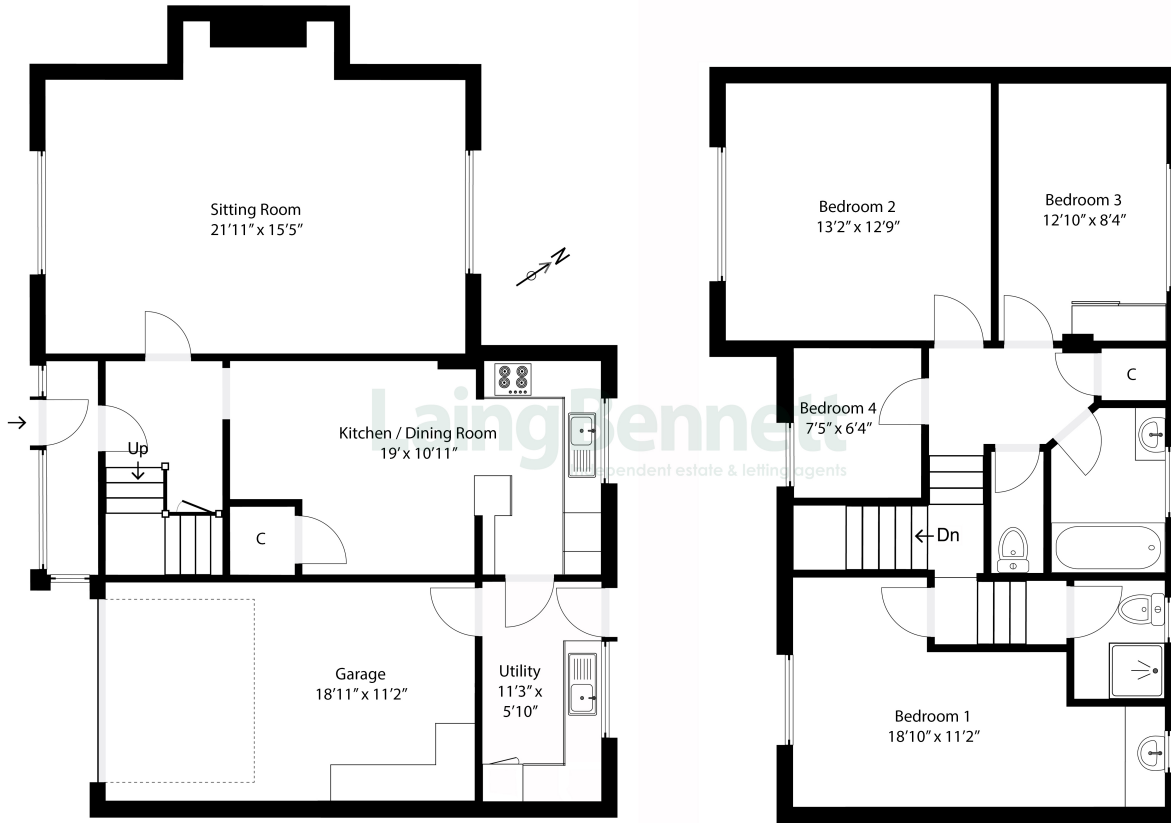
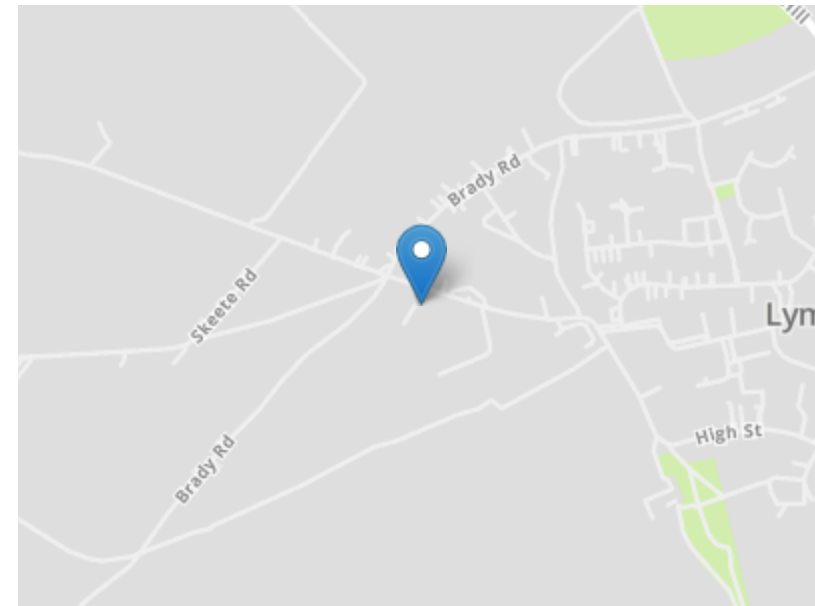


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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