

# Laing Bennett

Residential sales

4 Kimberley Terrace, Lyminge, Folkestone, Kent, CT18 8JB

Guide Price £425,000

EPC RATING: D

Luxury  
Style And  
Quality

If you are looking for LUXURY, STYLE, QUALITY AND THE CLASSIC FEATURES OF A PERIOD PROPERTY then look no further. An internal viewing is a must of this three bedroom stylish home. Every care has been taken to sympathetically restore the property whilst ensuring the character and style blend perfectly with many of the benefits that a new build offers. The contemporary garden brings a touch of modernity to your outdoor space making it the perfect place to sit back and relax in privacy. Parking for up to two vehicles. EPC RATING: D



Approximate Gross Internal Area (Including Low Ceiling) = 101 sq m / 1086 sq ft

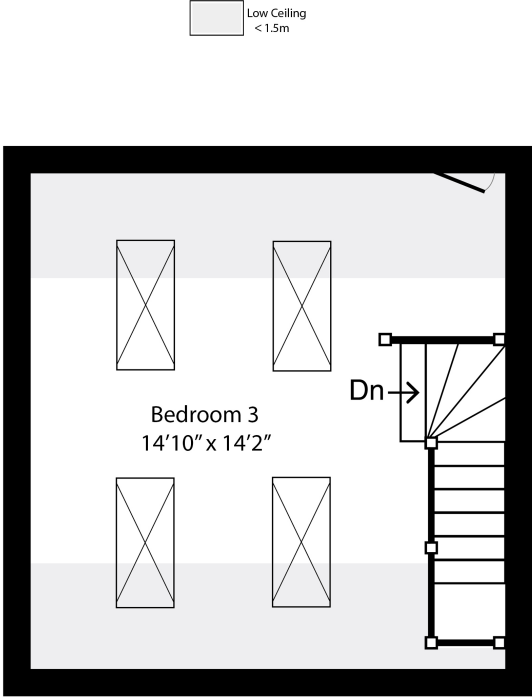
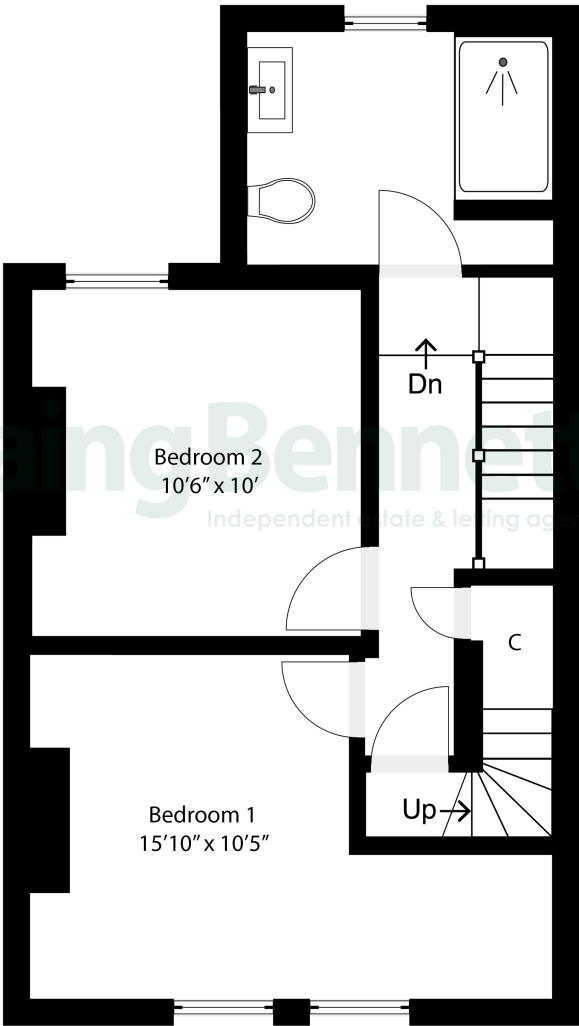
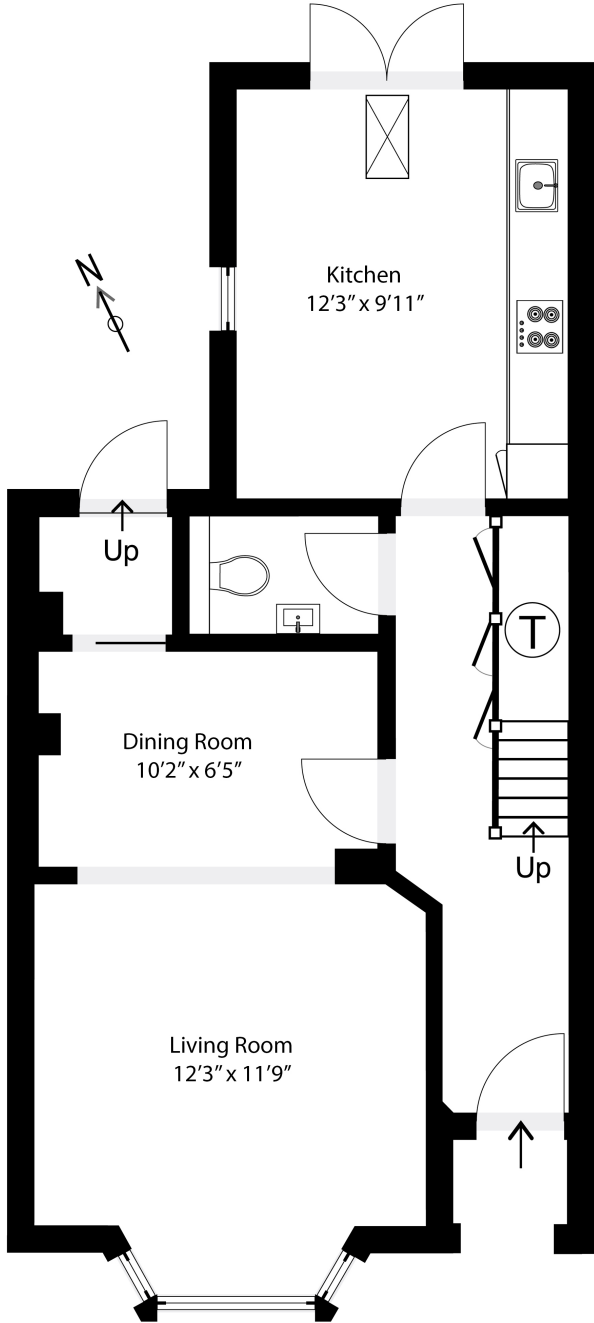


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is situated in a tucked away position in the village of Lyminge which is 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.

## Welcome to this contemporary yet timeless home tucked away from passing traffic!

This property is approached over a path, framed by a picket fence and offers an easy to maintain frontage, of a sunny disposition. To the ground floor the bright entrance hall welcomes you in and leads to the living/dining room with beautiful bay window and elegant feature fireplace. A contemporary sliding glazed door leads to an entrance lobby with door to the garden. The kitchen has a delightful contemporary country feel, with butler sink, plenty of storage and work surface. There a rooflight window and glazed French doors leading to the rear garden. The ground floor also benefits from a cloakroom/WC. To the first floor the bright landing invites you to the first and second bedrooms, which are well proportioned while offering lovely views. The family Shower room/WC is light and spacious and offers a luxury feel. Bedroom three is on the second floor and has four velux windows which bathe the room in natural light. To the exterior the rear garden has a contemporary feel and is laid to terrace with a border bed and quality fencing. The garden has been created to offer a peaceful sanctuary where you can unwind after a long day. There is a rear gate with parking area for up to two vehicles. Surrounded by unrivalled countryside and forests, with footpaths and cycle routes on your doorstep, and situated only a short distance from the hustle and bustle of Canterbury, and the endearing Kent Coastline, you can make your quaint village dream a reality.

## The accommodation comprises

### Ground floor

### Entrance hall





### **Dining room**

10' 2" x 6' 5" (3.10m x 1.96m) Open plan to:

### **Living room**

12' 3" x 11' 9" (3.73m x 3.58m)

### **Rear entrance lobby**

### **Cloakroom/WC**

### **Kitchen**

12' 3" x 9' 11" (3.73m x 3.02m)

### **First floor**

### **Landing**

### **Bedroom one**

15' 10" x 10' 5" (4.83m x 3.17m)

### **Bedroom two**

10' 6" x 10' 0" (3.20m x 3.05m)

### **Shower room/WC**

### **Second floor**

### **Bedroom three**

14' 10" x 14' 2" (4.52m x 4.32m)

### **Outside**

### **Easy to maintain front and rear garden**

### **Parking**

There is a rear gate with parking area for up to two vehicles.

### **Heating**

Electric







## 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](mailto:lyminge@laingbennett.co.uk)

## Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

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

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.