

The New House, High Street, Lyminge, Folkestone, Kent, CT18 8EL

EPC Rating = C

Guide Price £650,000







Guide Price \pounds 650,000 - \pounds 675,000 Welcome to this fantastic four bedroom home, offering the space and accommodation to suit the needs of any modern family. As you approach, you're greeted by a long front garden and driveway which leads to the rear of the property and a double garage. The living room beckons with its inviting ambience, featuring a woodburning stove that adds warmth and character. Entertain with ease in the dining room. The kitchen/breakfast room is the heart of the house offering ample space for culinary creations. Need a space to work from home? Look no further than the office, providing a peaceful environment for productivity and focus. There is also a utility room and downstairs WC. On the first floor, there are four double bedrooms, en suite and main bathroom. Outside, the rear garden offers a private oasis for outdoor enjoyment. With its desirable location, spacious layout, and thoughtful amenities, this detached house in Lyminge presents a rare opportunity to embrace the quintessential charm of village living. Schedule a viewing today and start envisioning the possibilities. EPC RATING = C

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Tenure Freehold Property Type Detached House Receptions 3 Bedrooms 4 Bathrooms 2 Parking Driveway & double garage Heating Gas EPC Rating C Council Tax Band F Folkestone & Hythe District Council

Situation

This property is located on 'High Street' in the village. Lyminge offers amenities including; Convenience Shop, Doctors surgery, Hairdressers & Barbers, 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

The accommodation comprises

Ground floor Entrance porch

Entrance hall

Cloakroom/WC

Living room 16'9" x 11' 4" (5.11m x 3.45m)

Kitchen/breakfast room 18' 2'' x 9' 0'' (5.54m x 2.74m)

Utility room 9' 3'' x 8' 7'' (2.82m x 2.62m)

Dining room 16' 0'' x 11' 5'' (4.88m x 3.48m)

Office 11' 5" x 9' 10" (3.48m x 3.00m)













First floor Landing

Bedroom one 16' 7" x 11' 5" (5.05m x 3.48m)

En suite shower room

Bedroom two 13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom three 12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom four 11' 5" x 9' 2" (3.48m x 2.79m)

Bathroom

Outside Long front garden

Long driveway

Double garage 21' 10" x 17' 11" (6.65m x 5.46m)

Rear garden

Agent note

Under section 21 of the Estate Agents Act, we are obliged to inform you that the Vendor of this property is related to a member of Laing Bennett Ltd staff.









Need to book a viewing?

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