



14 Greenbanks, Lyminge, Folkestone, Kent, CT18 8HG

EPC Rating = C

Guide Price £450,000









An extended light and bright semi detached bungalow in a favoured cul-de-sac location. The accommodation comprises: Entrance porch, welcoming hallway, living room with fireplace fitted with impressive woodburning stove and open plan to dual aspect sun room providing an abundance of natural light and views over the garden, spacious kitchen/dining room with door to rear lobby, bedroom one with ensuite cloakroom/WC, two further bedrooms and shower room/WC. Lovely gardens laid to lawn with paved seating area, flower borders and unique area of railway cutting to the end of the garden. Garage and parking. EPC Rating = C



**Guide Price £450,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 2

**Bedrooms** 3

**Bathrooms** 1

**Heating** Gas

**EPC Rating** C

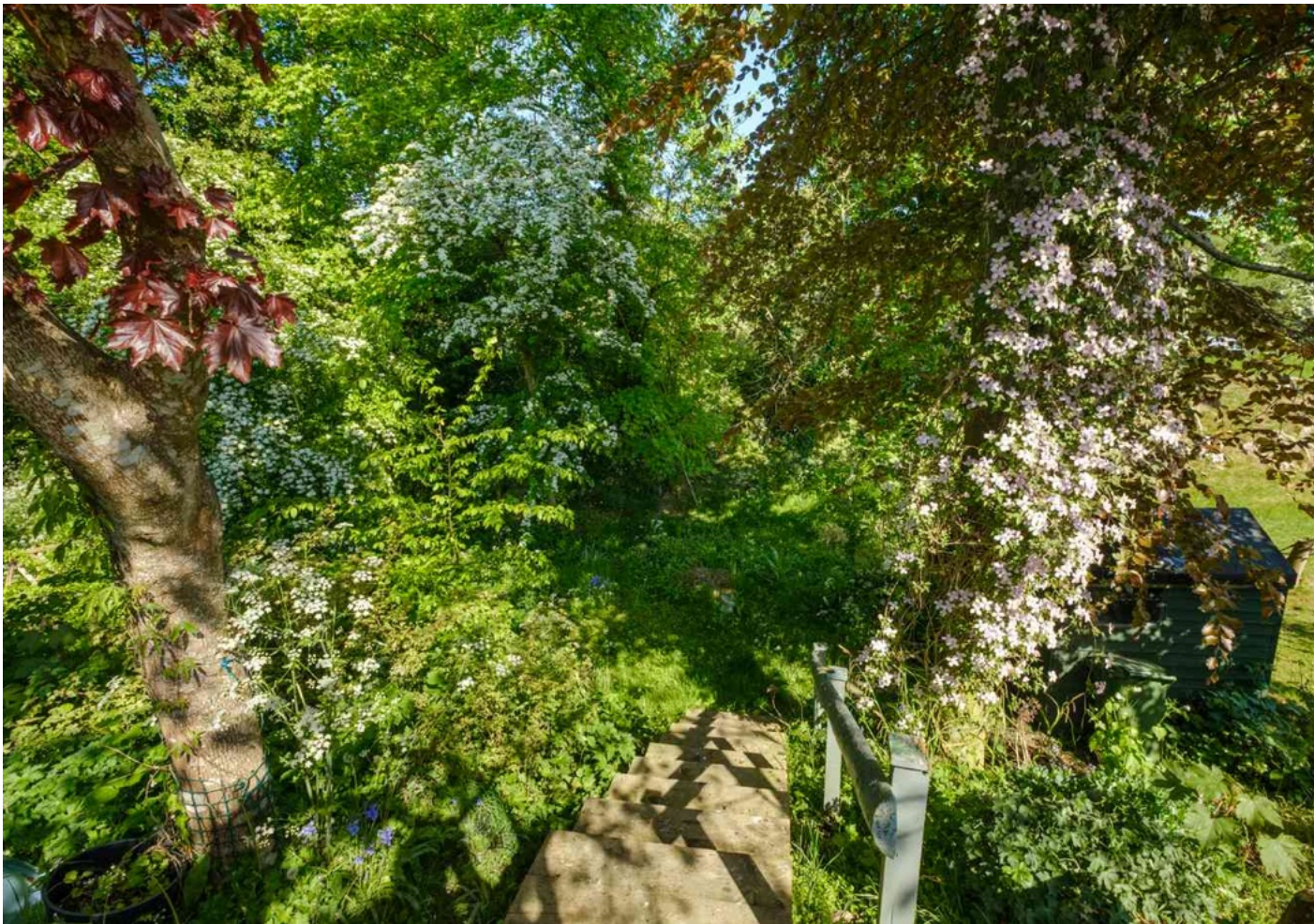
**Council Tax** Band D

Folkestone And Hythe District Council



## Situation

The property is situated in a popular cul de sac 'Greenbanks' in The village of Lyminge 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.



## The accommodation comprises

Entrance porch

Entrance hall

Living room

16' 11" x 16' 6" (5.16m x 5.03m)

Garden room

16' 10" x 8' 10" (5.13m x 2.69m)







## **Kitchen/Breakfast room**

20' 6" x 11' 6" (6.25m x 3.51m)

## **Bedroom one**

10' 2" x 8' 8" (3.10m x 2.64m)

## **Ensuite WC**

## **Bedroom two**

11' 6" x 9' 11" (3.51m x 3.02m)

## **Bedroom three**

10' 3" x 8' 11" (3.12m x 2.72m)

## **Shower Room/WC**

## **Outside**

### **Garage**

27' 5" x 8' 4" (8.36m x 2.54m)

### **Gardens**

Front and rear gardens laid to lawn with unique area of railway cutting to the end of the garden.













Approximate Gross Internal Area = 98 sq m / 1057 sq ft  
Garage = 21 sq m / 229 sq ft

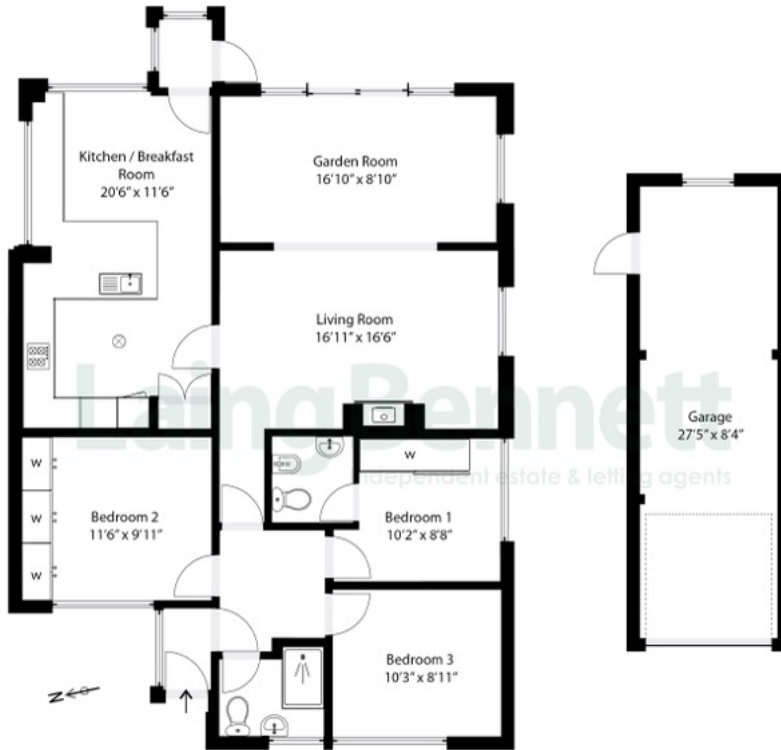


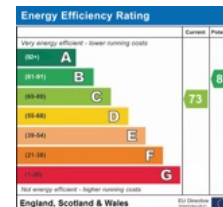
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
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