

30 Mount Pleasant Close, Lyminge, Folkestone, Kent, CT18 8HF

Guide Price £475,000

EPC RATING: D

Deceptively  
Spacious  
Home

A deceptively spacious detached house situated at the end of a cul de sac in the village of Lyminge. Updated by the current owners. The accommodation comprises: ground floor – entrance porch, WC, living room open to a dining room, garden room, family room/office with bay window and modern kitchen. First floor – landing, three bedrooms, en suite and main bathroom. Outside: driveway for two vehicles, frontage and bin store to the side. Enclosed rear garden, mainly laid to lawn and patio with fixed cover. Gas central heating. EPC RATING = D



Approximate Gross Internal Area (Including Low Ceiling) = 113 sq m / 1214 sq ft

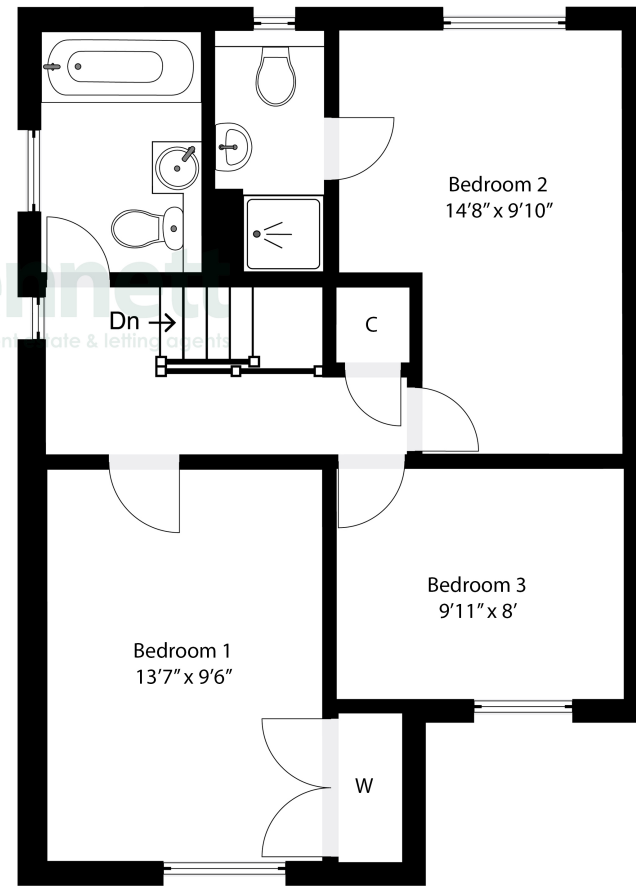
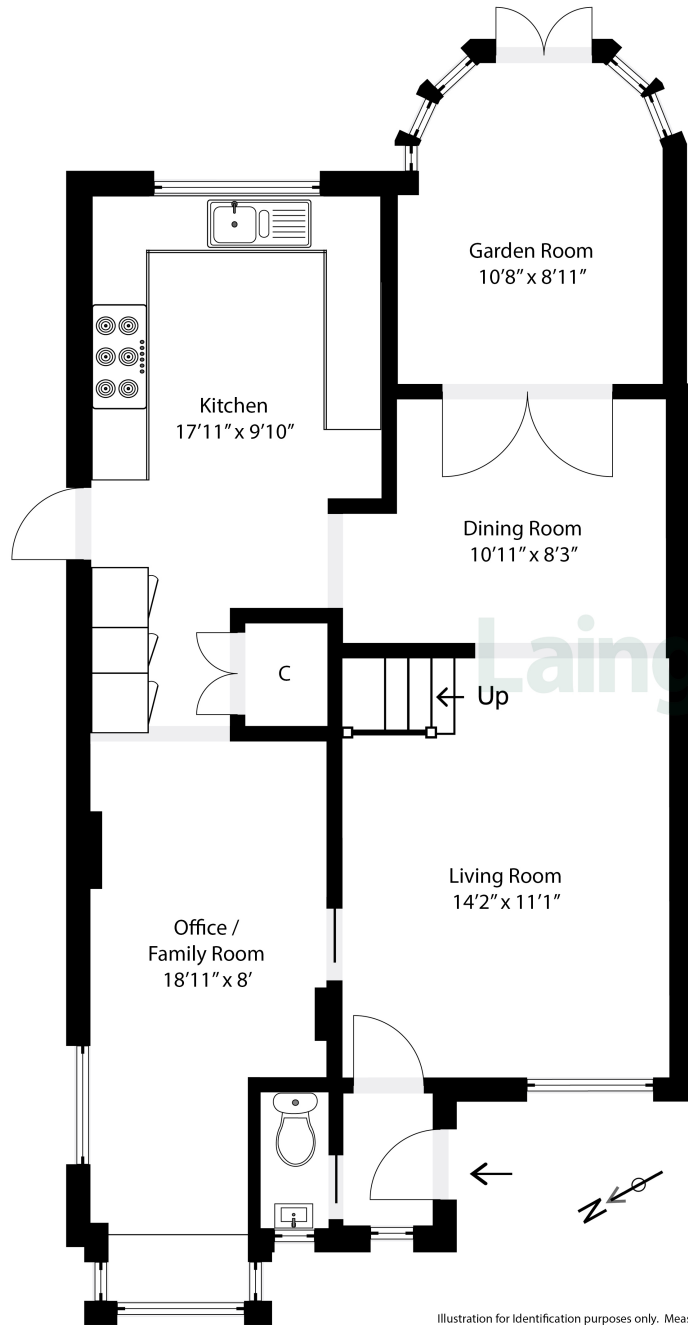


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.

## Situation

The property is nestled in the popular cul de sac 'Mount Pleasant Close' 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 benefiting 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

### Ground floor

### Entrance porch

### WC

### Living room

14' 2" x 11' 1" (4.32m x 3.38m)

### Dining room

10' 11" x 8' 3" (3.33m x 2.51m)

### Garden room

10' 8" x 8' 11" (3.25m x 2.72m)





### **Kitchen**

17' 11" x 9' 10" (5.46m x 3.00m)

### **Office/family room**

18' 11" x 8' 0" (5.77m x 2.44m)

### **First floor**

### **Landing**

### **Bedroom one**

13' 7" x 9' 6" (4.14m x 2.90m)

### **Bedroom two**

14' 8" x 9' 10" (4.47m x 3.00m)

### **En suite shower room**

### **Bedroom three**

9' 11" x 8' 0" (3.02m x 2.44m)

### **Bathroom**

### **Outside**

**Frontage and side bin store**

**Driveway**

**Enclosed rear garden**

### **Heating**

Gas







## 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

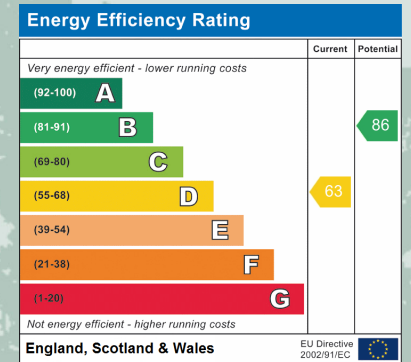
## Lyminge

01303 863393

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

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



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