



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

Guide Price £475,000

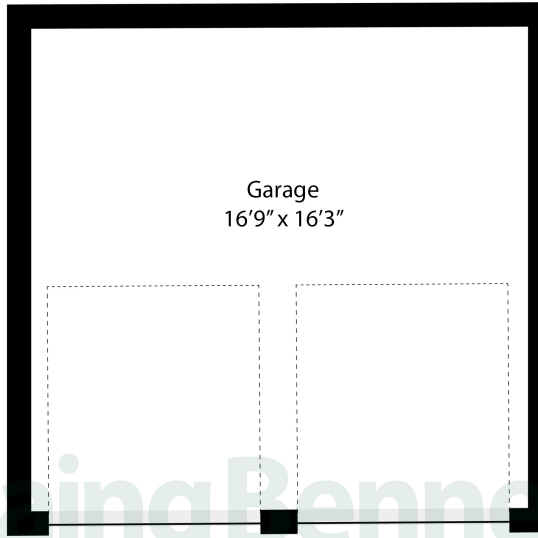
EPC RATING: C

**Well
Appointed
Throughout**

This exceptional four bedroom detached house offers modern elegance situated in a tranquil cul-de-sac in the charming village of Lyminge. Upon entry, there is a welcoming hall and cloakroom/WC. The spacious living room beckons with its inviting ambience, providing a cosy retreat for relaxation and entertainment. The stylish modern kitchen is a culinary haven with underfloor heating, opening to a dining room with bespoke fitted units, dresser with a wine fridge and also benefitting from underfloor heating, also French doors to the garden. Upstairs, there are four bedrooms, the master bedroom boasts an en suite shower room with underfloor heating. A well-appointed family bathroom with underfloor heating serves the remaining bedrooms. Outside, the property boasts a meticulously maintained front garden with a lush fruit tree border, a driveway, and double garage, providing ample parking space for vehicles and storage. The enclosed rear garden offers a large patio area perfect for alfresco dining. Artificial lawn with established borders, plum tree and 'espalier' apple tree, paved path and decking area. The garden further benefits from an irrigation system. EPC RATING = C



Approximate Gross Internal Area (Including Low Ceiling) = 100 sq m / 1075 sq ft
Garage = 25 sq m / 270 sq ft



Laing Bennett
Independent estate & letting agents

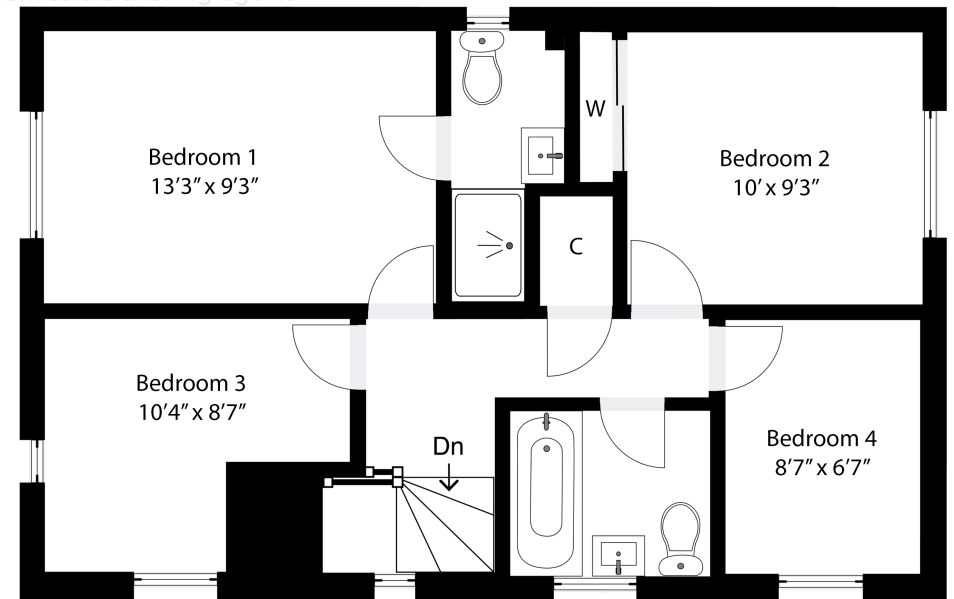
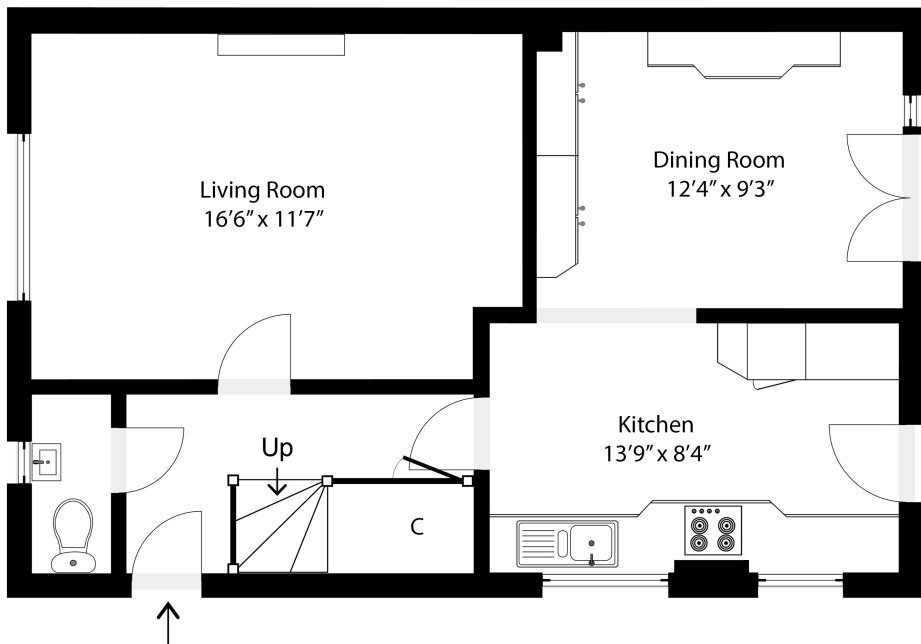


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.

Situation

The property is nestled in the popular cul de sac 'Mount Pleasant Close' The village of Lyminge is situated 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 hall

Cloakroom/WC

Living room

16' 6" x 11' 7" (5.03m x 3.53m)

Kitchen

13' 9" x 8' 4" (4.19m x 2.54m)

Dining room

12' 4" x 9' 3" (3.76m x 2.82m)





First floor

Bedroom one

13' 3" x 9' 3" (4.04m x 2.82m)

En suite shower room

Bedroom two

10' 0" x 9' 3" (3.05m x 2.82m)

Bedroom three

10' 4" x 8' 7" (3.15m x 2.62m)

Bedroom four

8' 7" x 6' 7" (2.62m x 2.01m)

Bathroom

Outside

Front garden

Driveway

Double garage

16' 9" x 16' 3" (5.11m x 4.95m)

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

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

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

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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