



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

Guide Price £450,000

EPC RATING:

Great
Location

A delightful detached home set in a popular residential village location. The property benefits from having an attractive rear garden, driveway parking and a detached garage. Accommodation comprises: Ground floor: Covered entrance, entrance hall with storage cupboard, cloakroom/WC, sitting room with sliding glazed doors to conservatory, well fitted out kitchen, dining room. First floor: Landing, bedroom one with door leading to en suite shower room/WC, bedroom two, bedroom three and family bathroom/WC. Outside: Attractive gardens being open plan and laid to lawn. The delightful rear garden is laid to lawn with well stocked border beds and seating area being laid to decorative stone, timber playhouse to remain. Detached garage approached over driveway providing off road parking. EPC Rating - TBC



Situation

The property is nestled in the popular and quiet 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

Covered Entrance

Entrance hall

Cloakroom/WC

Sitting Room

15' 2" x 10' 11" (4.62m x 3.33m)

Conservatory

118' 7" x 4' 0" (36.14m x 1.22m)

Dining room

8' 9" x 7' 6" (2.67m x 2.29m)



Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)

First floor

Landing

Bedroom one

11' 9" x 8' 11" (3.58m x 2.72m)

Ensuite shower room

Bedroom two

13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom three

7' 9" x 7' 8" (2.36m x 2.34m)

Bathroom

Outside

Garage and driveway

16' 8" x 8' 2" (5.08m x 2.49m)

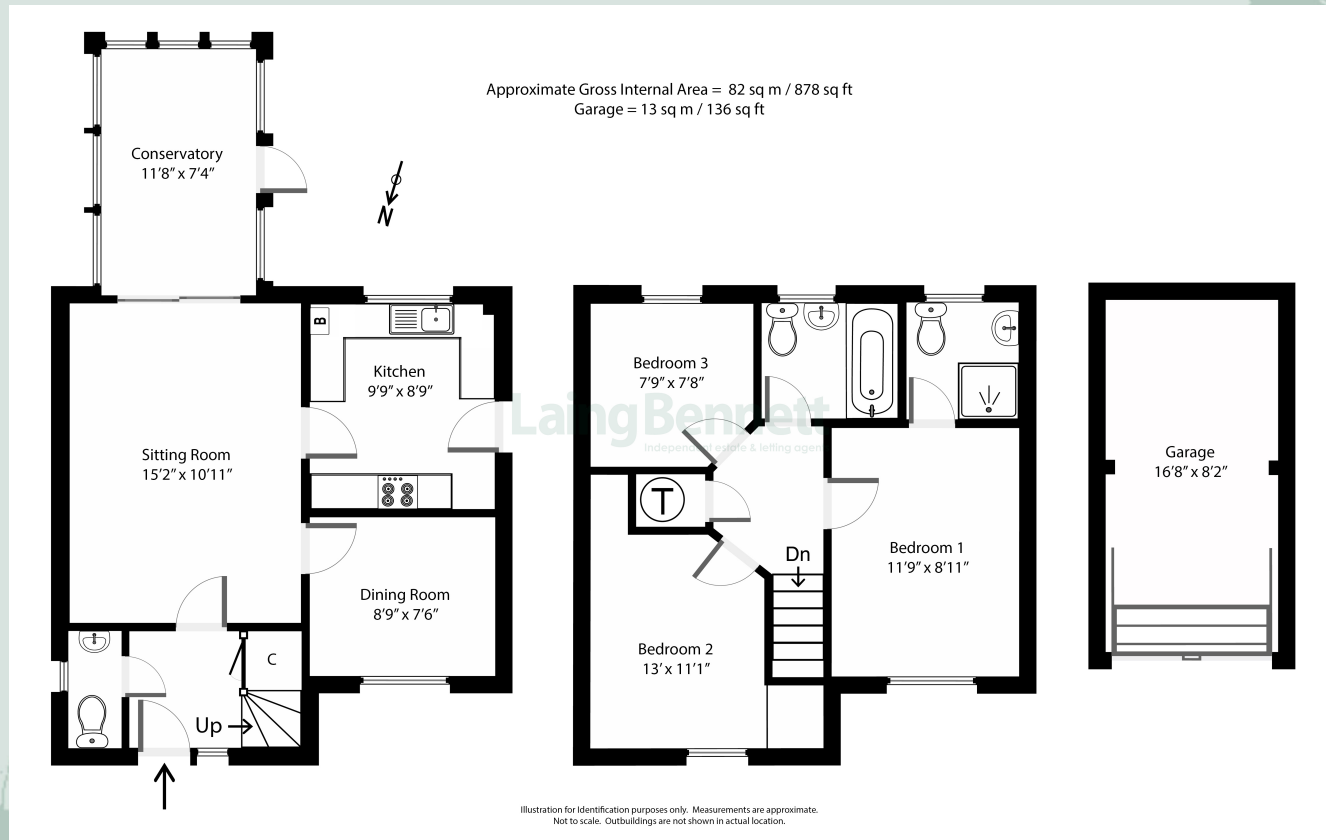
Front and rear garden

Council Tax Band

Folkestone And Hythe District Council (Band D)

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



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