



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

EPC Rating = C

From £400,000









Price Range \*£400,000 to £425,000\* 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 garden, well fitted out kitchen and dining area. Integral appliances in the kitchen, including: a double oven, gas hob, dishwasher, fridge freezer and washing machine. First floor: Landing, bedroom one with en suite shower room/WC, bedroom two, bedroom three (all bedrooms with fitted wardrobes) and family bathroom/WC. Outside: Front garden being open plan and laid to lawn. The delightful south facing rear garden is laid to lawn with well stocked border beds and a decked seating area and a second decorative stone patio. Detached garage approached over the driveway providing off road parking. No Chain! EPC RATING = C

**From £400,000**

**Tenure** Freehold

**Property Type** Detached House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 2

**Parking** Driveway & Garage

**Heating** Gas

**EPC Rating** C

**Council Tax** Band D

Folkestone And Hythe District Council



**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 benefits 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

WC

Living room

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

Kitchen/Dining room

17' 7" x 8' 9" (5.36m x 2.67m)







## First floor

### Landing

### Bedroom one

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

### En suite 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

### Front garden

### Driveway

### Garage

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

### Enclosed rear garden













Approximate Gross Internal Area (Including Low Ceiling) = 73 sq m / 789 sq ft  
Garage = 13 sq m / 136 sq ft

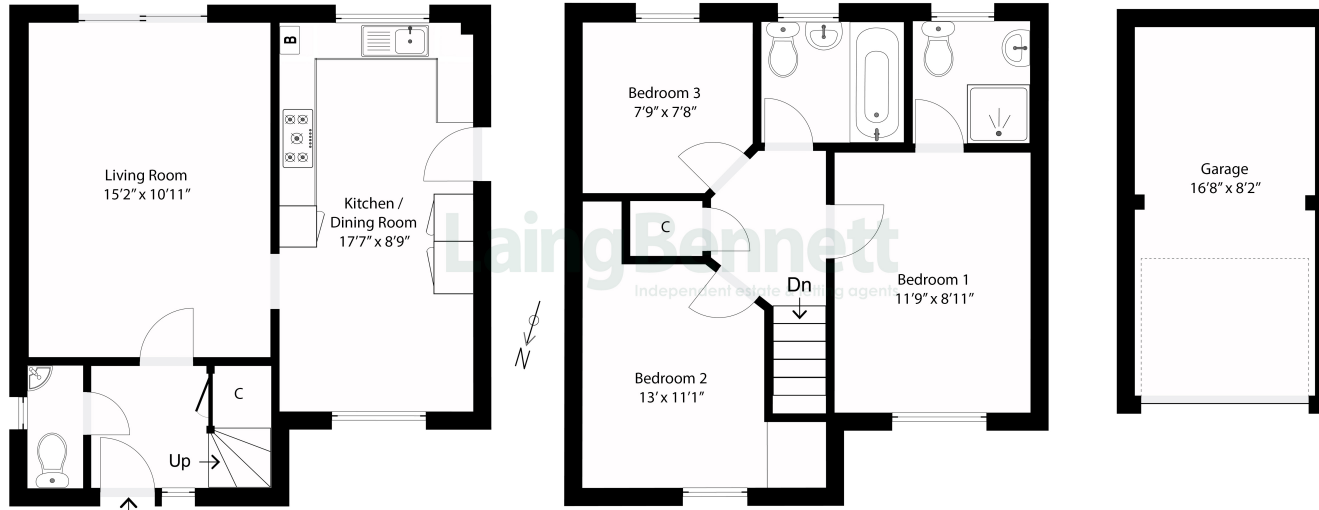


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



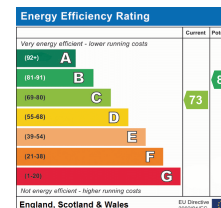
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