





A stylish two bedroom semi detached bungalow which has been superbly updated and extended to the highest of standards. The property is situated in a popular residential area in the village of Lyminge. Attractive gardens to front and rear, driveway providing off road parking & store/former garage.

The accommodation comprises: Entrance porch, hall, cloakroom/WC, sitting room, stylish fitted kitchen/dining room, two bedrooms and wet room/WC. Outside: gardens to front and rear, driveway for two vehicles & detached store/garage. The property benefits from UPVC double glazing and gas central heating. EPC RATING = C

Guide Price £352,000

Tenure Freehold

Property Type Semi-Detached Bungalow

Receptions 1

Bedrooms 2

Bathrooms 1

Parking Driveway

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone & Hythe District Council



Situation

This property is located on 'Silverlands Road' in the village. Lyminge offers amenities including; Post Office and Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and Age UK. 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 service to London Stratford and St Pancras stations with an Approx. journey time of 53 minutes. Close to the M20 and Channel Tunnel.

The accommodation comprises

Ground floor

Entrance

UPVC entrance door with matching side panel to:

Entrance porch

Hallway

Cloakroom/WC

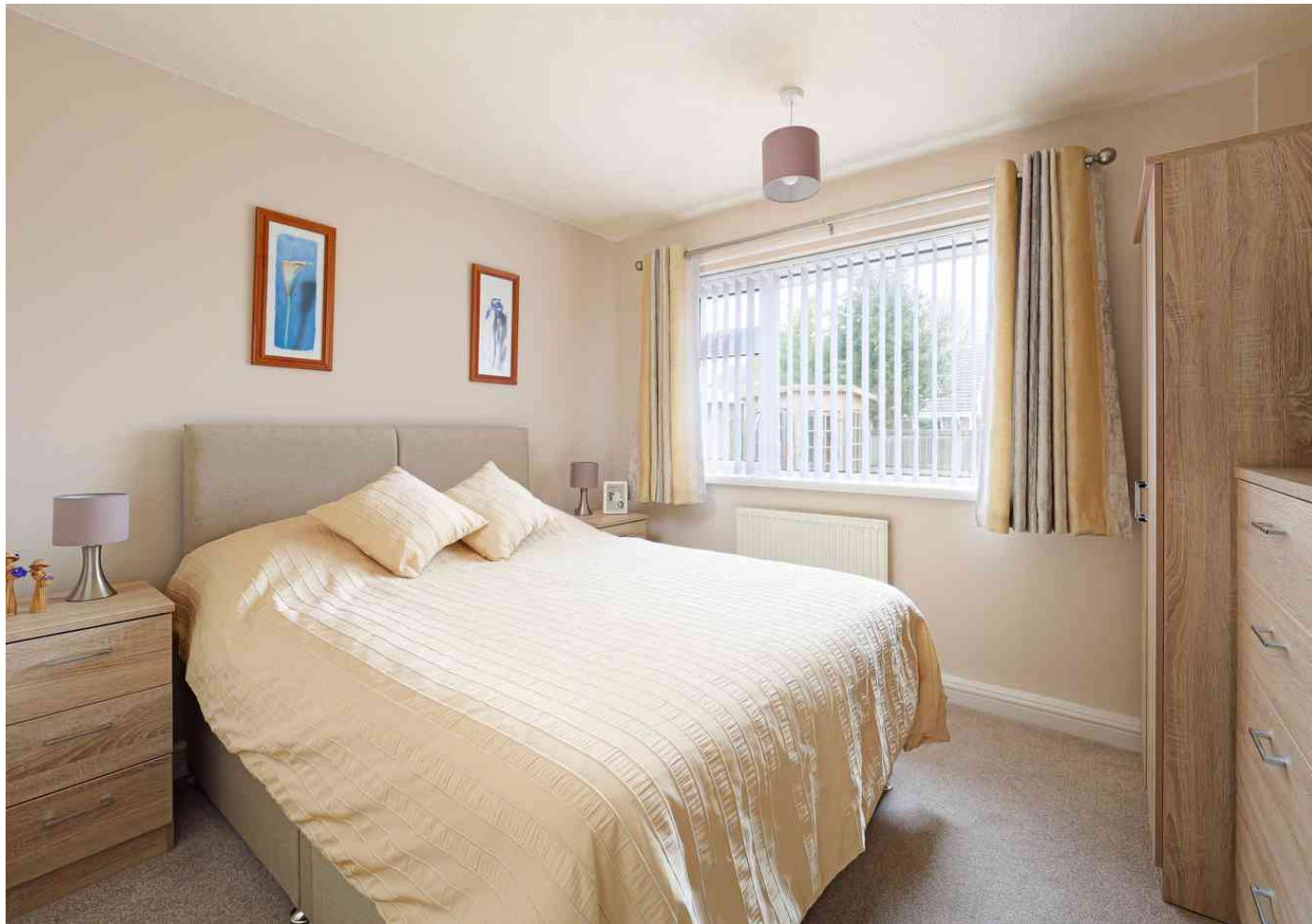
Sitting room

17' 4" x 12' 4" (5.28m x 3.76m)

Kitchen/dining room

15' 3" x 10' 9" (4.65m x 3.28m)





Inner hallway
Hatch to loft space and doors to:

Bedroom one
13' 4" x 8' 11" (4.06m x 2.72m)

Bedroom two
10' 6" x 8' 11" (3.20m x 2.72m)

Wet room/WC

Outside

Front

A delightful frontage with neatly laid lawn and border beds

Driveway

providing off road parking

Detached store/former garage

Rear garden

A well enclosed low maintenance garden, terraced seating area and attractive summerhouse.







Approximate Gross Internal Area = 67 sq m / 725 sq ft
 Garage = 12 sq m / 126 sq ft

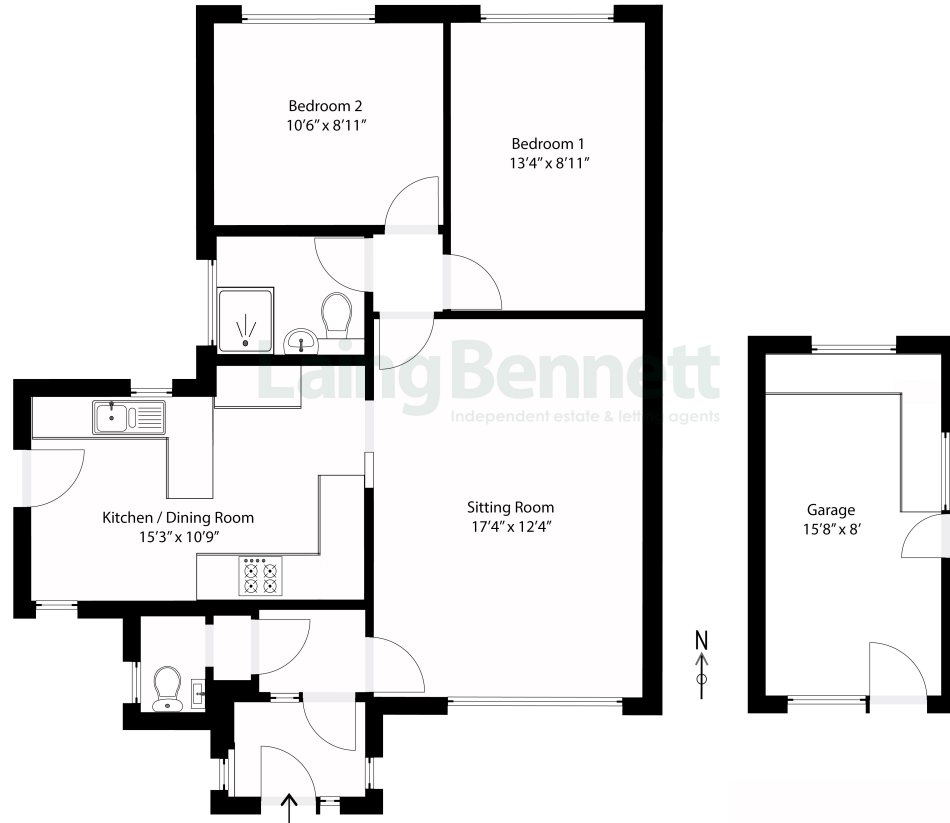


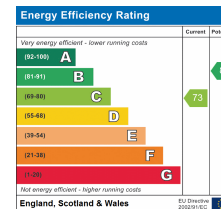
Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.



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