

Nightingale Cottage, High Street, Elham, Canterbury, Kent, CT4 6SX

£2,500 PCM

EPC RATING: D

Holding  
Deposit  
£575.00

Located in the picturesque village of Elham you will find this substantial contemporary and bright four bedroom family home. The property benefits from a generous garden adjoining farmland and enjoying far reaching countryside views to the rear. There is also a garage approached over a driveway providing off road parking. EPC RATING = D



#### **Situation**

The accommodation comprises

#### **Ground floor**

##### **Entrance**

##### **Snug**

15' 8" x 9' 11" (4.78m x 3.02m) being open plan to:

##### **Dining room**

15' 11" x 10' 8" (4.85m x 3.25m) with wide walk through opening to the:

##### **Impressive Kitchen**

16' 10" x 11' 7" (5.13m x 3.53m)

##### **Living room**

15' 1" x 13' 1" (4.60m x 3.99m)

##### **Office**

7' 5" x 7' 4" (2.26m x 2.24m)

##### **Store room**

##### **Side porch**

#### **First floor**

##### **Landing**

##### **Bedroom one**

15' 1" x 13' 1" (4.60m x 3.99m) with door to:

### En suite shower room/WC

### Bedroom two

16' 1" x 12' 7" (4.90m x 3.84m)

### Bedroom three

11' 1" x 9' 0" (3.38m x 2.74m)

### Bedroom four

10' 0" x 8' 11" (3.05m x 2.72m)

### Bathroom

### Outside

### Attractive Frontage and driveway

### Garage

15' 11" x 9' 9" (4.85m x 2.97m)

### Rear garden

### Holding Deposit

If you wish to apply for this property then you will be required to pay a Holding Deposit which is equal to 1 weeks rent to reserve the property while your referencing takes place. Please ask our staff for further details of other fees which may become payable during the lifetime of your tenancy.

### Council Tax Band

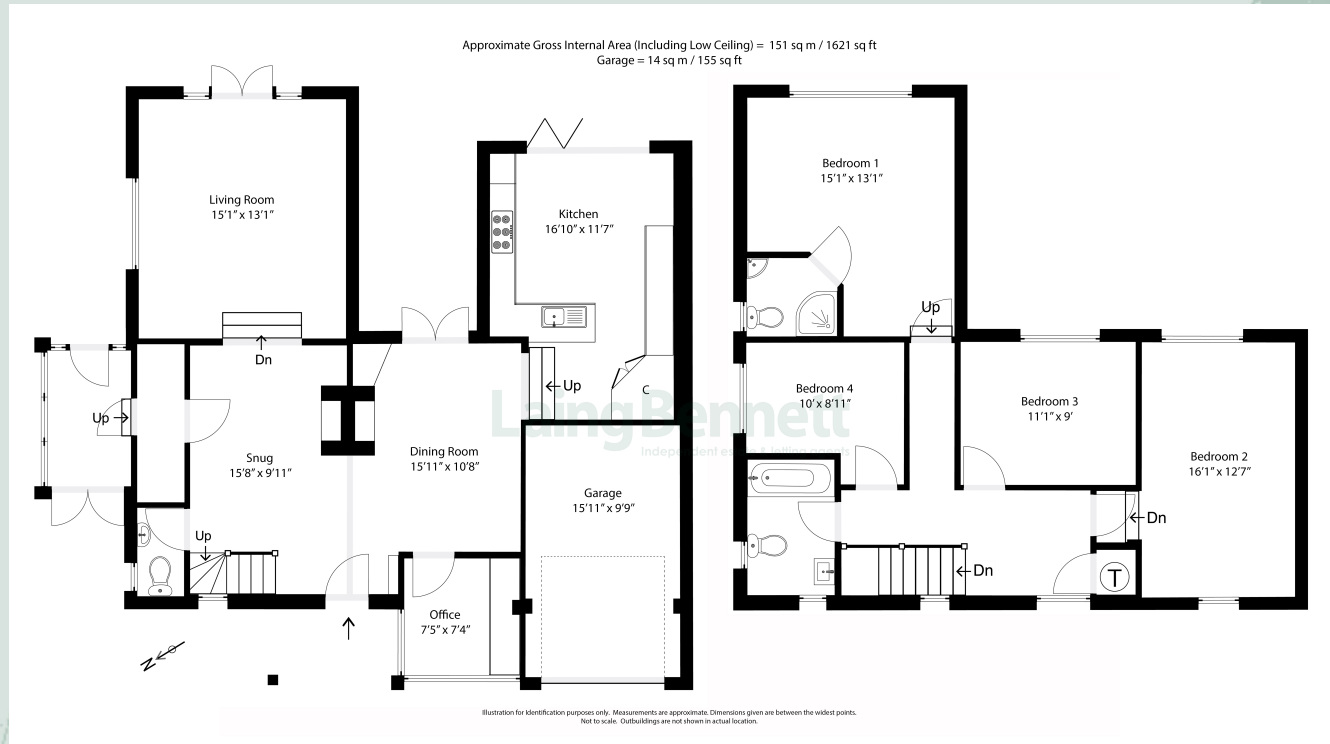
Folkestone & Hythe - Band F

### Heating

Oil

### Deposit

£2884.00





## 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)

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

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



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