







A deceptively spacious detached house situated at the end of a cul de sac in the village of Lyminge. Updated by the current owners. The accommodation comprises: ground floor – entrance porch, WC, living room open to a dining room, garden room, family room/office with bay window and modern kitchen. First floor – landing, three bedrooms, en suite and main bathroom. Outside: driveway for two vehicles, frontage and bin store to the side. Enclosed rear garden, mainly laid to lawn and patio with fixed cover. Gas central heating. EPC RATING = D

Guide Price £475,000

Tenure Freehold

Property Type Detached House

Receptions 4

Bedrooms 3

Bathrooms 2

Parking Driveway for two cars

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone & Hythe District Council



Situation

The property is nestled in the popular 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
Entrance porch

WC

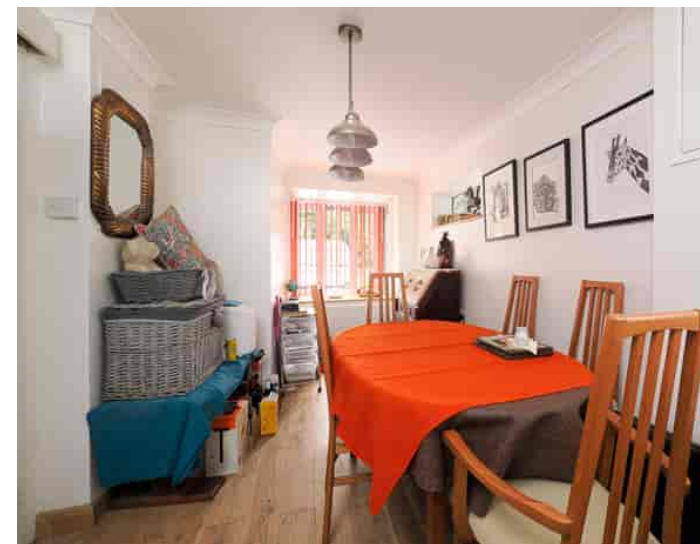
Living room
14' 2" x 11' 1" (4.32m x 3.38m)

Dining room
10' 11" x 8' 3" (3.33m x 2.51m)

Garden room
10' 8" x 8' 11" (3.25m x 2.72m)

Kitchen
17' 11" x 9' 10" (5.46m x 3.00m)

Office/family room
18' 11" x 8' 0" (5.77m x 2.44m)



First floor

Landing

Bedroom one

13' 7" x 9' 6" (4.14m x 2.90m)

Bedroom two

14' 8" x 9' 10" (4.47m x 3.00m)

En suite shower room

Bedroom three

9' 11" x 8' 0" (3.02m x 2.44m)

Bathroom

Outside

Frontage and side bin store

Driveway

Enclosed rear garden







Approximate Gross Internal Area (Including Low Ceiling) = 113 sq m / 1214 sq ft

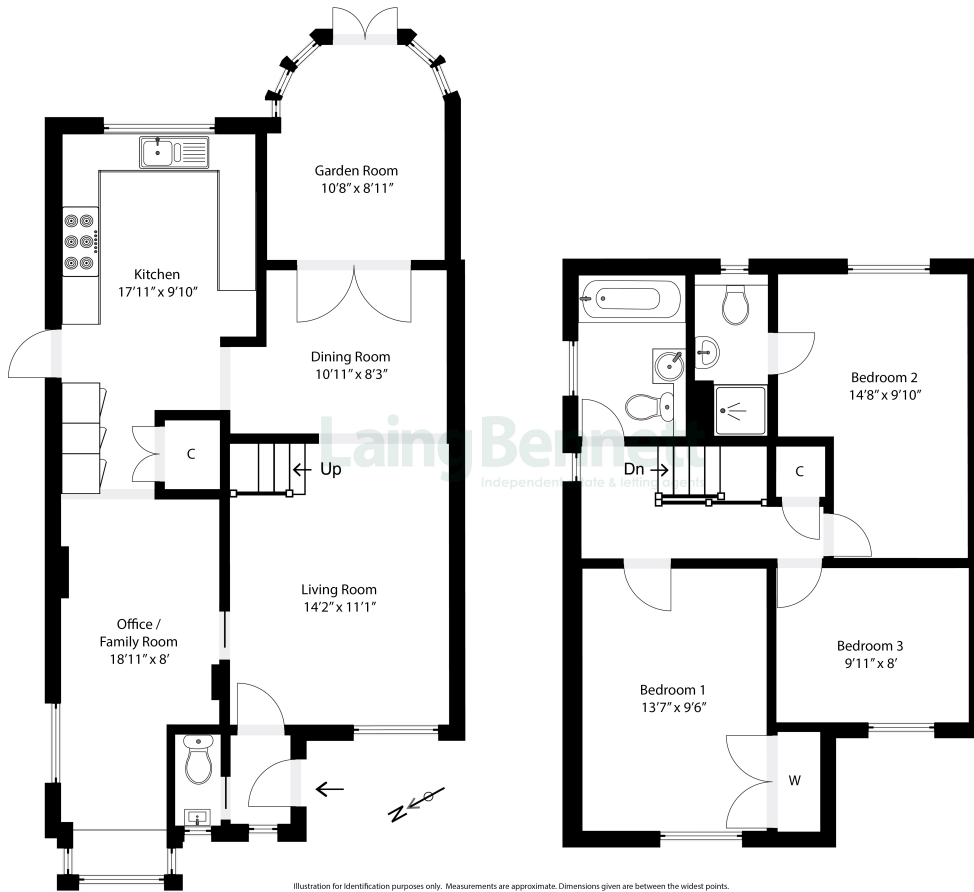


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
*Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	86

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