



Glebe View, 2 Springside Lane, Lyminge, Folkestone, Kent, CT18 8HN

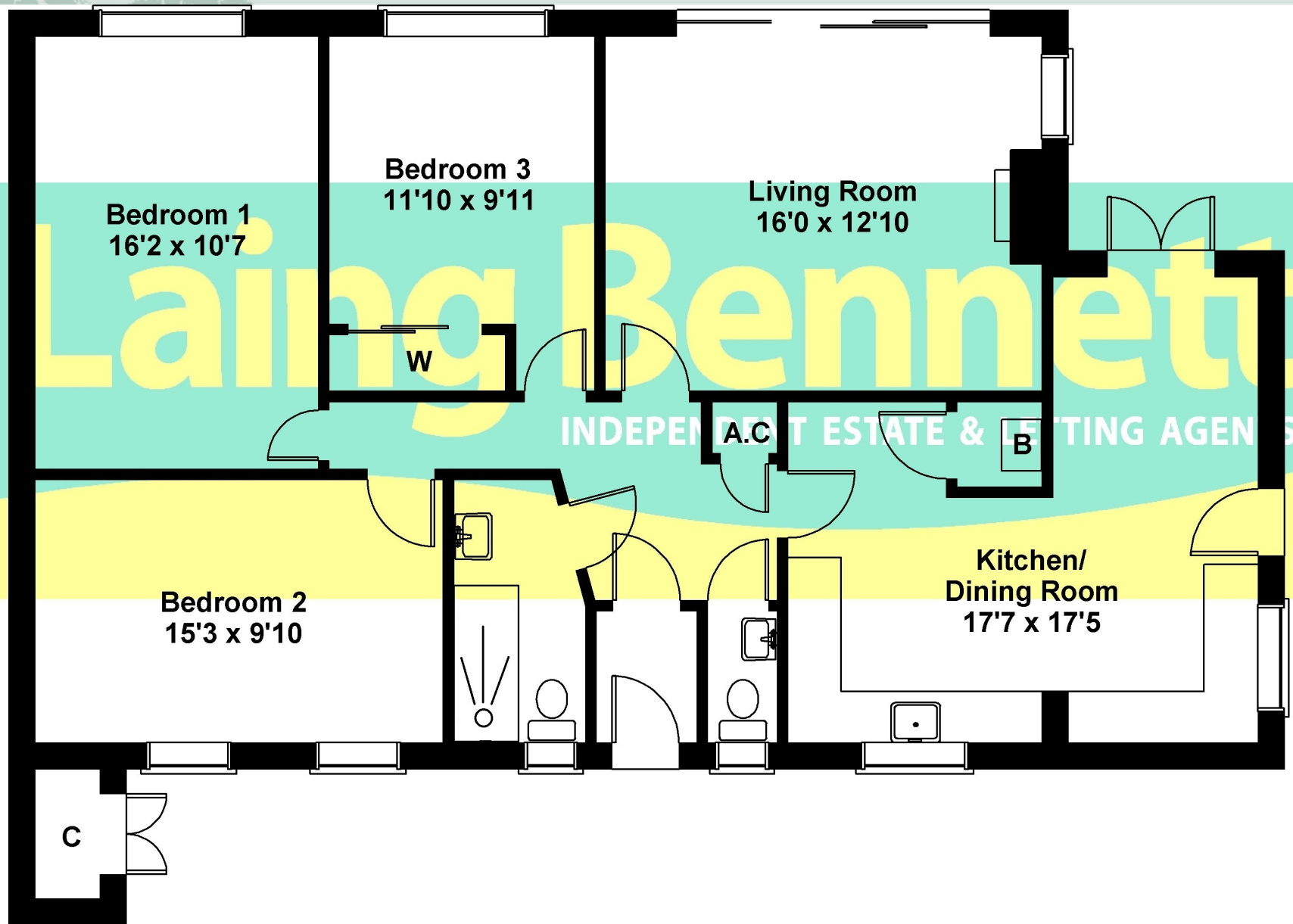
Guide Price £465,000

EPC RATING: D

**Stunning
Views**

A rare opportunity to purchase this semi detached three double bedroom bungalow situated on the edge of the village with stunning views over countryside. The spacious accommodation comprises: porch, entrance hall, cloakroom/WC, living room with stunning views over countryside, kitchen/dining room, three double bedrooms and bathroom. Outside: driveway to the front and delightful well kept rear garden backing onto countryside. Situated at the end of a private no through road, within easy reach of the village centre and amenities. EPC RATING = D





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Situation

This property is located at the end of a private no through road in the village of Lyminge. The village offers amenities including; Post Office, Convenience Shop, Hairdressers, Doctors surgery, Chemist and sought after 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 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

Storm porch

Light - UPVC entrance door opening to:

Entrance porch

Wood effect tiled flooring | Cloak hooks | Spotlights | Coved ceiling | Electric meter | Door to:

Entrance hall

Hatch to loft space with ladder, light, partly boarded and offering potential for extending subject to planning consents | Telephone point | Coved ceiling | Radiator | Airing cupboard housing hot water cylinder | Doors to:

Cloakroom/WC

Opaque UPVC double glazed window to the front | Concealed cistern lower level WC | Wash hand basin | Tiled flooring | Radiator | Coved ceiling

Living room

16'0" x 12'10" (4.88m x 3.91m) Rear aspect | UPVC double glazed sliding doors with fixed side panels | Further window to the side | Views over the garden and countryside beyond | Chimney with brick surround fireplace with open fire, tiled hearth and external ash pan | Coved ceiling | Two Radiator





Kitchen/dining room

17'7" x 17'5" (5.36m x 5.31m) at widest points Triple aspect | UPVC double glazed windows to the front and side | French doors to the rear | A range of cream fronted modern kitchen units, base units comprising cupboards and drawers with a wood block effect work surface over incorporating stainless steel sink with mixer tap | Space for electric cooking range | "Rangemaster" double extractor hood | Space for large American style fridge/freezer with power point and water supply | Integral units including dishwasher and washing machine | Matching wall cabinets | Glazed window looking through the living room onto the garden and countryside beyond | Cupboard housing the Oil boiler | Two radiators | Laminate flooring | Coved ceiling | Spotlights | UPVC stable door opening to the side and garden beyond | Dining area with space for dining table | High level TV point and power socket | French doors opening onto decking and garden

Bedroom one

16'2" x 10'7" (4.93m x 3.23m) Rear aspect | UPVC double glazed window, overlooking the garden and countryside beyond | Coved ceiling | Radiator | Wall lights

Bedroom two

15'3" x 9'10" (4.65m x 3.00m) Front aspect | Two UPVC double glazed windows | Coved ceiling | Two radiators

Bedroom three

11'10" x 9'11" (3.61m x 3.02m) including wardrobe Rear aspect | UPVC double glazed window, overlooking the garden and countryside beyond | Fitted double wardrobe with full height sliding doors with hanging space shelving and drawers | Coved ceiling | Radiator

Bathroom

Opaque UPVC double glazed window to the front | A modern white suite comprising: low level WC, contemporary pedestal wash hand basin with mixer tap and bath tub with chrome filler tap and electric instant shower over | Part wall tiling | Floor tiling | Radiator | Extractor fan | Electric heated towel rail



Outside

Frontage

Attractive frontage with large flower and shrub border | Picket fence to the front | Outside lights | Side access gate | Outside storage shed with power, space for tumble dryer and chest freezer

Driveway

Approached over a private un-adopted road off 'Mayfield Road' with five bar gate opening onto a block paved driveway with parking for three vehicles | The neighboring property has right of access over the front section of the driveway

Rear garden

Delightful gardens to the rear with stunning open aspect looking over the countryside | the garden backs onto and has part of a pond feed from a natural spring which flows into the Nailbourne stream | The garden has been lovingly looked after with lawn and large decked area to the rear and side with space for a hot tub | Borders of flower, shrubs and small trees | Secluded area through an arch for table and chairs | Raised area with stone walls and beds with greenhouse, potting area and space for bench | To the rear of the garden is an orchard area with fruit trees and steps down to the pond and willow tree | Side access with path and raised border | Well | Oil tank and bin store

Solar panels

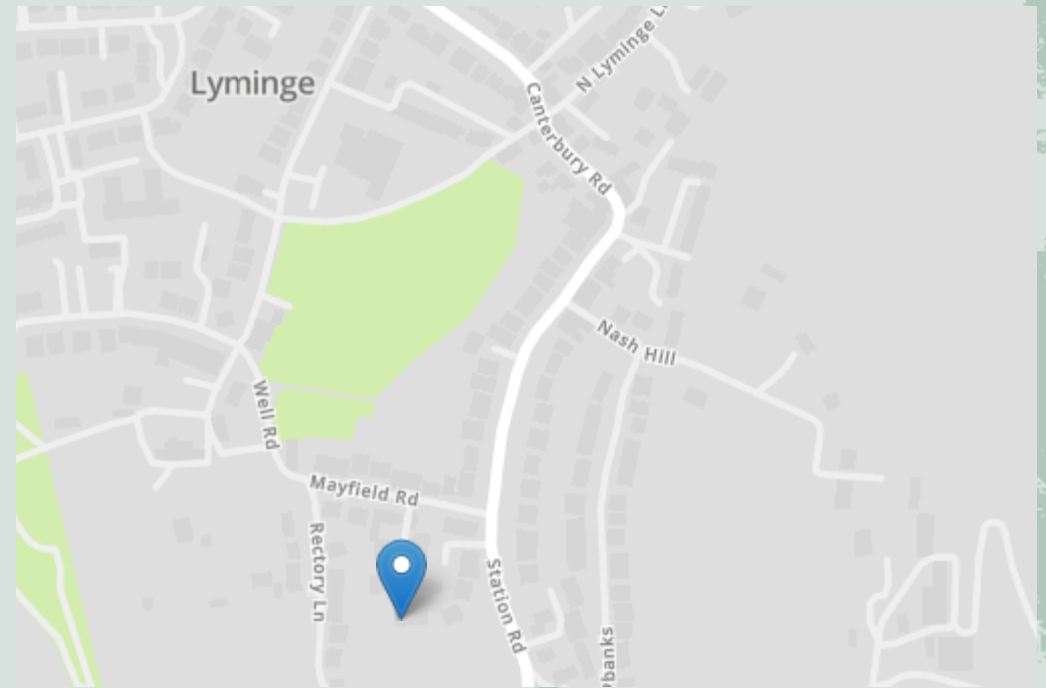
The property benefits from solar panels which are on a lease scheme for a period of 25 years, approx. 14 years remaining | There is no cost for maintaining the panels | We understand that this property benefits from electricity the panels generate helping to reduce electric bills.

Heating

Oil







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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