







This well kept three-bedroom detached home is located in the sought-after village of Lyminge, offering comfortable living in a popular cul de sac setting. Well-maintained and thoughtfully laid out, the property provides a practical and inviting space ideal for family life or those looking to enjoy village living. The ground floor comprises a welcoming living room, a separate dining area, a well-equipped kitchen, and a useful utility space, along with a convenient cloakroom/WC. Upstairs, you'll find three bedrooms, two with built-in wardrobes, en suite to the main and a modern family bathroom. Externally, the home benefits from a private driveway, an integral garage, and an enclosed rear garden. This is a fantastic opportunity to secure a home in a vibrant village community with a range of amenities and scenic countryside walks right on the doorstep. EPC RATING = D

Guide Price £400,000

Tenure Freehold

Property Type Detached House

Receptions 2

Bedrooms 3

Bathrooms 2

Parking Driveway & Garage

Heating Gas

EPC Rating D

Council Tax Band D

Folkestone & 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

Living room

14' 3" x 10' 11" (4.34m x 3.33m)

Dining room

12' 0" x 8' 2" (3.66m x 2.49m)

Kitchen

9' 10" x 9' 7" (3.00m x 2.92m)

Utility room

7' 4" x 4' 5" (2.24m x 1.35m)

WC





First floor

Landing

Bedroom one

14' 7" x 9' 8" (4.45m x 2.95m)

En suite shower room

Bedroom two

13' 5" x 9' 6" (4.09m x 2.90m)

Bedroom three

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

Bathroom

Outside

Front garden

Integral garage

15' 10" x 8' 6" (4.83m x 2.59m)

Rear garden







Approximate Gross Internal Area (Excluding Garage) = 91 sq m / 976 sq ft
Garage = 12sq m / 134 sq ft

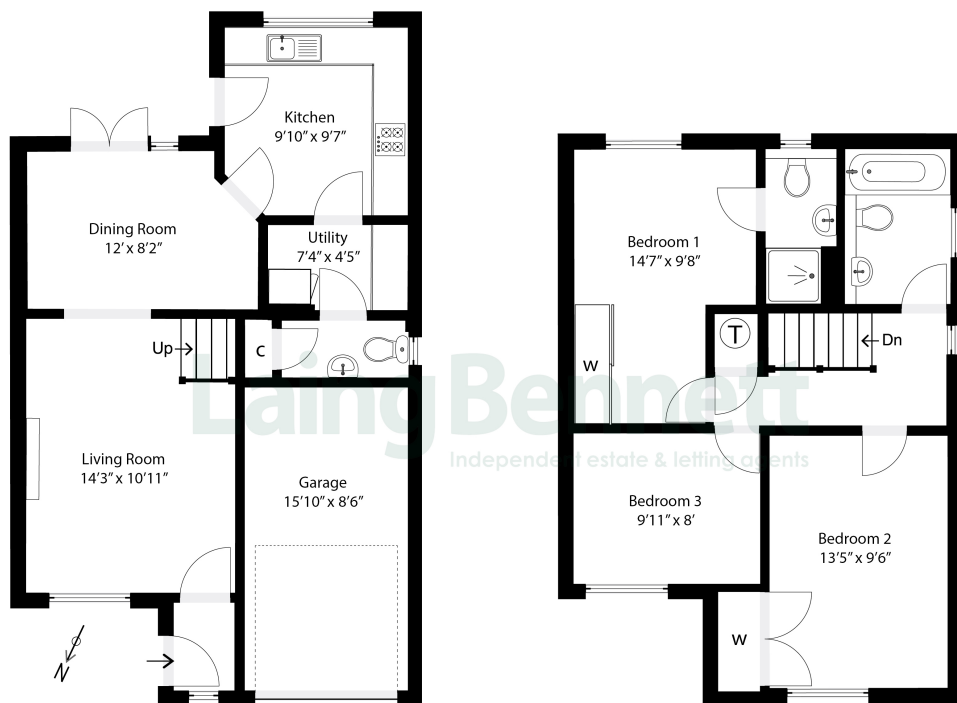


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



Need to book a viewing?

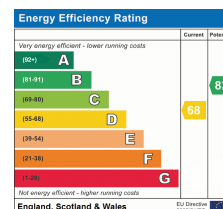
If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



www.laingbennett.co.uk

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



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.