



2 Mount Pleasant Close, Lyminge, Folkestone, Kent, CT18 8HF

Guide Price £375,000

EPC RATING: C

Delightful  
Home  
And  
Garden

**An opportunity to purchase a beautifully presented two bedroom detached bungalow set in a quiet cul de sac with pretty garden, driveway and garage. No Chain! EPC Rating: C**



### **Situation**

The property is situated in 'Mount Pleasant Close' which is a quiet cul de sac in the village of Lyminge which is nestled in the spectacular North downs which 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.

**Welcome to this lovely bungalow in a sought after quiet cul de sac**

### **Welcome to this lovely bungalow in a sought after and quiet cul de sac**

The covered porch sets a welcoming tone from the moment you approach the property and the spacious entrance hall provides a sense of openness and flow as you step inside. The living room is a bright and comfortable space, especially with the addition of double glazed sliding doors leading to the conservatory, which offers a perfect spot to relax and enjoy the garden views. The timeless kitchen offers a functional space for cooking and entertaining. With two bedrooms, there's flexibility for various living arrangements, with a bright double bedroom and a guest room or home office. The stylish shower room/WC adds a touch of luxury and convenience. Outside, the property continues to impress with its attractive frontage, with an array of plants and shrubs, offering plenty of curb appeal. The driveway and garage provide practicality and convenience for parking and storage. The pretty rear garden, has been designed for ease of maintenance and is a tranquil oasis, perfect for outdoor relaxation. The sun terrace and large store/summerhouse is undoubtedly a highlight, offering a fantastic space for outdoor dining, entertaining, or simply soaking up the sunshine.

**Covered entrance**

**Spacious entrance hall**

**Kitchen/dining**

15' 4" x 10' 8" (4.67m x 3.25m)

**Living room**

14' 5" x 12' 11" (4.39m x 3.94m)

**Conservatory**

10' 2" x 7' 7" (3.10m x 2.31m)

**Bedroom one**

12' 6" x 9' 11" (3.81m x 3.02m)

**Bedroom two**

9' 9" x 7' 2" (2.97m x 2.18m)

**Shower room/WC**

**Outside**

**Detached garage and driveway**

16' 4" x 8' 4" (4.98m x 2.54m) Detached garage approached over driveway providing off road parking

**Pretty frontage and attractive rear garden**

**Council Tax Band**

Folkestone And Hythe District Council (Band D)

**Heating**

Gas



Approximate Gross Internal Area (Including Low Ceiling) = 68 sq m / 728 sq ft  
Outbuildings / Garage = 13 sq m / 135 sq ft

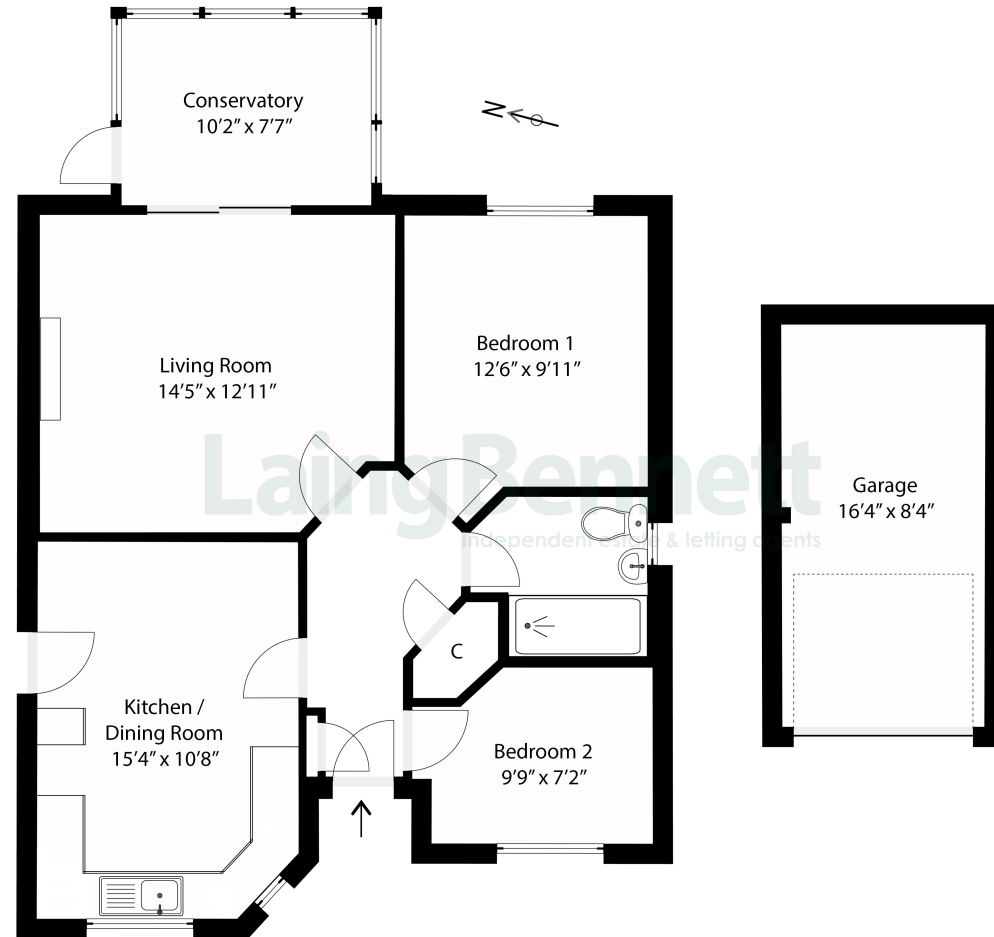


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



## 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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