



51 Station Road, Lyminge, Folkestone, Kent, CT18 8HQ

EPC Rating = D

Guide Price £395,000



This semi-detached chalet bungalow offers spacious and versatile living, featuring two double bedrooms, an en suite, and a main bathroom. Situated in a desirable location close to village amenities. The ground floor comprises an entrance hall, a living room with an opening to a dining room, a kitchen, a second bedroom, and a main bathroom. On the first floor, the primary bedroom includes fitted wardrobes and an en suite shower room. The property boasts a long frontage with a lawn and driveway parking. The enclosed rear garden offers a large patio, lawn bordered by mature plantings, a garden shed, and an outbuilding/workshop ideal for hobbies or additional storage. Equipped with gas central heating and offered with no forward chain, this home presents an excellent opportunity. EPC RATING = D

Guide Price £395,000

Tenure Freehold

Property Type Semi-Detached Bungalow

Receptions 1

Bedrooms 2

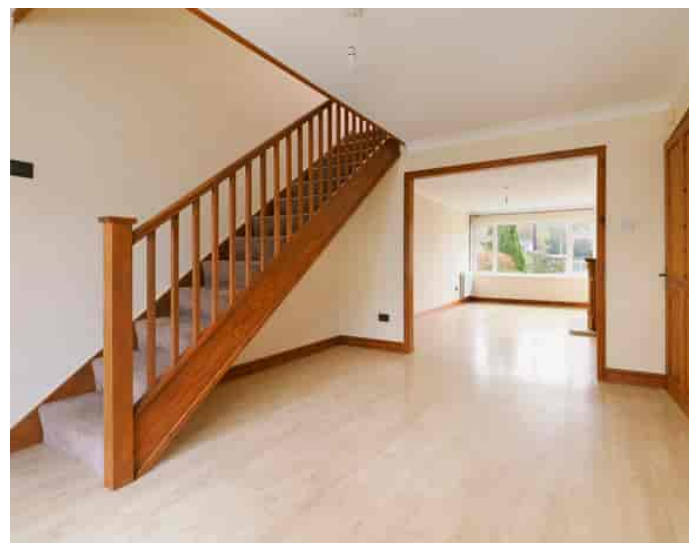
Bathrooms 2

Parking Driveway

Heating Gas

EPC Rating D

Council Tax Band C
Folkestone & Hythe



Situation

The property is situated in 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 benefitting 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

17' 0" x 11' 1" (5.18m x 3.38m)

Dining room

13' 0" x 11' 2" (3.96m x 3.40m)

Kitchen

9' 8" x 9' 0" (2.95m x 2.74m)

Bathroom

Bedroom two

9' 9" x 9' 0" (2.97m x 2.74m)

First floor

Bedroom one

17' 11" x 13' 5" (5.46m x 4.09m)

En suite shower room

Outside

Front garden

Driveway

Rear garden

Outbuilding/Workshop

11' 3" x 9' 3" (3.43m x 2.82m)



Approximate Gross Internal Area (Including Low Ceiling) = 91 sq m / 975 sq ft
 Outbuilding = 10 sq m / 104 sq ft

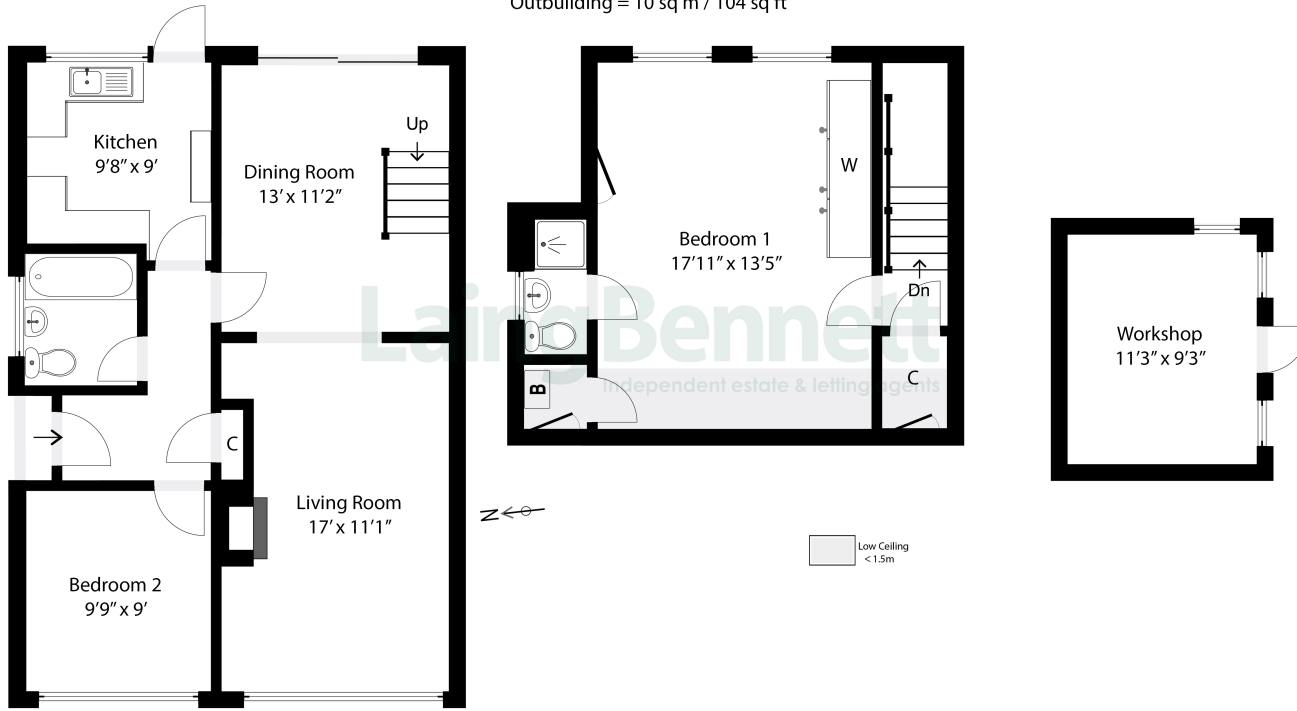
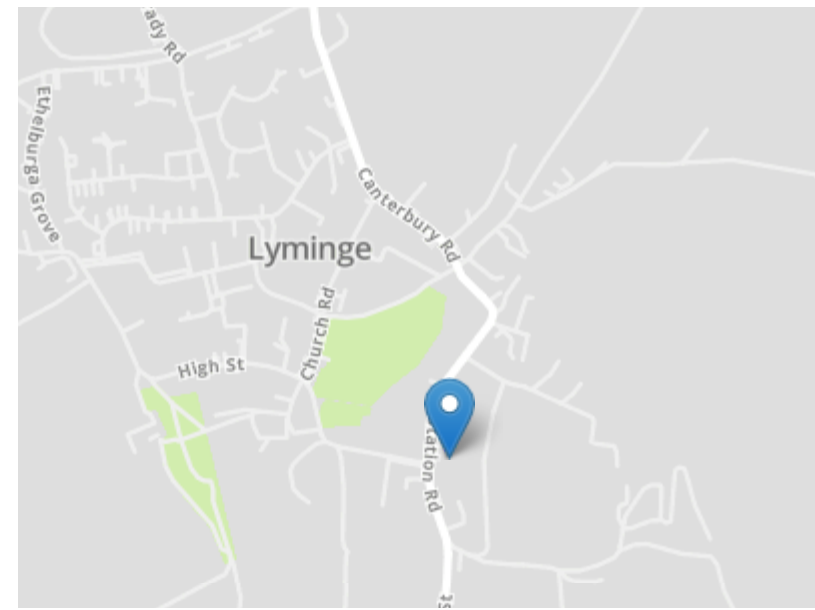


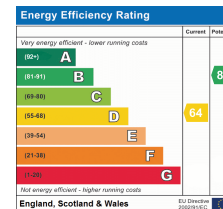
Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
 © Unauthorised reproduction prohibited - jennykemp1000@gmail.com



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.