

Laing Bennett

Residential sales

3 Mayfield Road, Lyminge, Folkestone, Kent, CT18 8HL

Offers in Excess of
£345,000

EPC RATING: C

Super
Village
Home

A well appointed semi detached house situated in a central location in the village of Lyminge. The property benefits from a most delightful spacious kitchen/dining room which is the 'hub' of the home being ideal for any modern family or entertaining friends. Accommodation comprises :
Ground floor - Spacious entrance hall, cloakroom/WC, sitting room, large kitchen/dining room with patio doors to the garden. First floor - landing, three good sized bedrooms and bathroom/WC. Outside: Driveway, garage and attractive rear garden. EPC RATING - C



Situation

This property is located on 'Mayfield Road' in the village. Lyminge offers amenities including; Post Office and Convenience Shop, Doctors surgery, Hairdressers & Barbers, Chemist and Age UK. 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.

Ground floor

Spacious entrance hall

Sitting room

15' 11" x 10' 11" (4.85m x 3.33m)

Kitchen/dining room

15' 10" x 14' 3" (4.83m x 4.34m)

Cloakroom/WC



First floor

Bedroom one

14' 4" x 9' 7" (4.37m x 2.92m)

Bedroom two

10' 10" x 9' 7" (3.30m x 2.92m)

Bedroom three

11' 1" x 5' 11" (3.38m x 1.80m)

Family bathroom/WC

Outside

Front

Attractive frontage set behind a low brick wall

Garage and driveway

17' 8" x 8' 3" (5.38m x 2.51m) Approached over driveway providing off road parking for one car

Rear garden

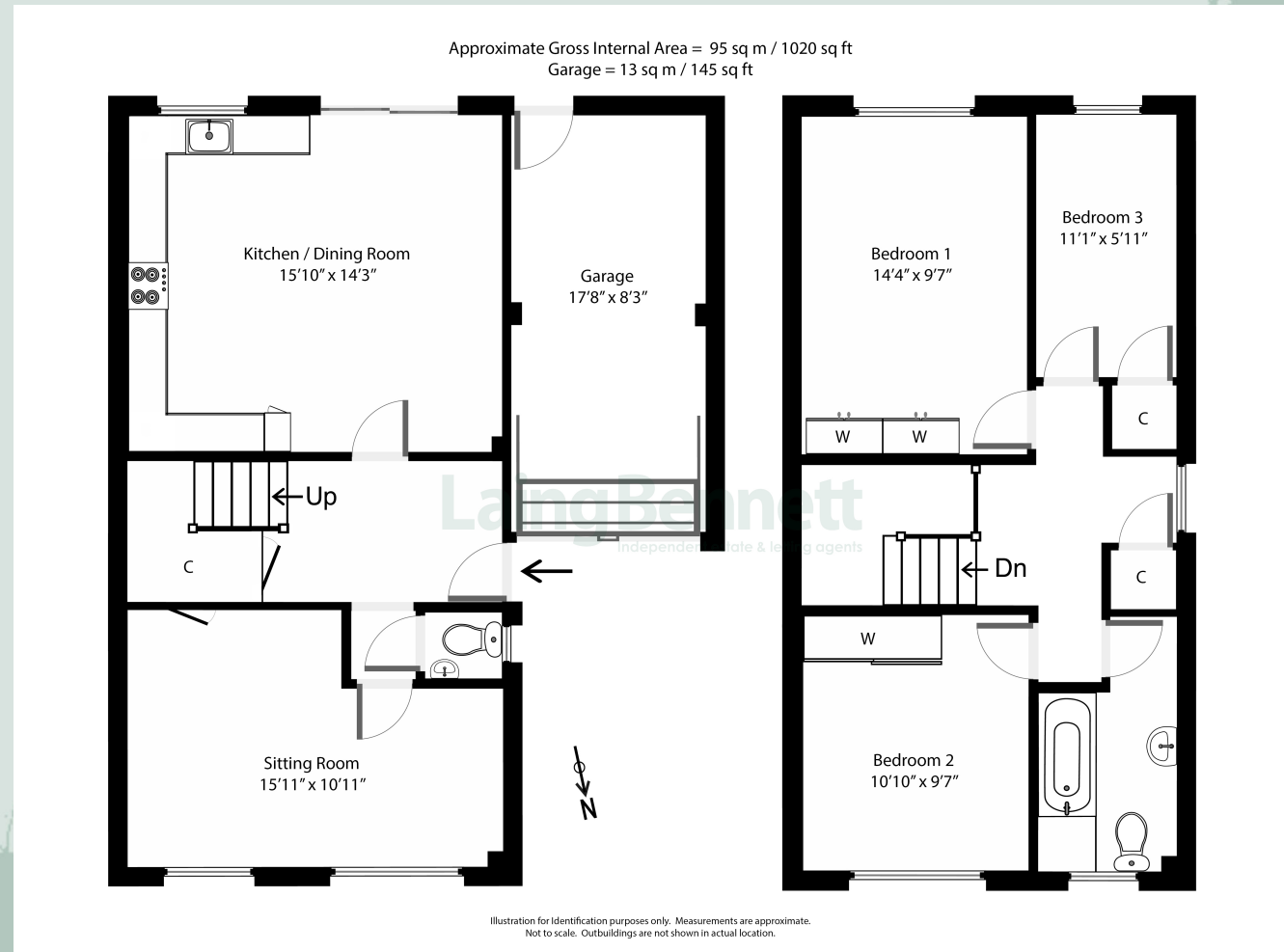
Sun terrace, lawn and border bed with trees to the rear

Council Tax Band

Folkestone And Hythe District Council (Band D)

Heating

Gas





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



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/furnishings, 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.