



**26 Greenbanks, Lyminge, Folkestone, Kent, CT18 8HG**

**Guide Price £425,000**

**EPC RATING: E**

**Superb  
Home**

A superbly presented detached light and spacious bungalow with delightful gardens, garage and driveway parking. This wonderful home is set in a quiet cul de sac in the ever popular village of Lyminge. Accommodation comprises - Ground floor: Spacious entrance hall, sitting room with deep bay and picture window, dining room/bedroom three, shower/bathroom/WC. kitchen with attractive views over the garden and door to useful utility room with door to garage and conservatory. First floor: landing, bedroom one with access to extensive eaves storage cupboard, bedroom two with two built in wardrobe cupboards, WC. Outside: Attractive gardens with a neatly laid lawn to the front and well stocked border beds set behind a low wall. Driveway providing off road parking and leading to the attached garage. The rear garden is a good size with sun terrace neatly laid lawn and attractive border beds. EPC Rating: E



### **Situation**

The property is located in the village of Lyminge, nestled in the spectacular North downs it 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.

### **The accommodation comprises**

#### **Ground floor**

##### **Entrance**

##### **Entrance hall**

##### **Sitting room**

19' 0" x 11' 4" (5.79m x 3.45m)

##### **Kitchen**

11' 4" x 9' 10" (3.45m x 3.00m)

##### **Utility room**

7' 1" x 3' 11" (2.16m x 1.19m)



## Conservatory

12' 11" x 6' 2" (3.94m x 1.88m)

## Shower/bathroom/WC

## Bedroom Three/Dining Room

13' 11" x 7' 11" (4.24m x 2.41m)

## First floor

## Bedroom one

11' 8" x 11' 2" (3.56m x 3.40m)

## Bedroom two

11' 3" x 11' 1" (3.43m x 3.38m)

## Eaves storage

26' 6" x 9' 7" (8.08m x 2.92m)

## Outside

## Front and rear garden

Attractive gardens with a neatly laid lawn to the front and well stocked border beds set behind a low wall. Driveway providing off road parking and leading to the attached garage. The rear garden is a good size with sun terrace neatly laid lawn and attractive border beds.

## Garage and driveway

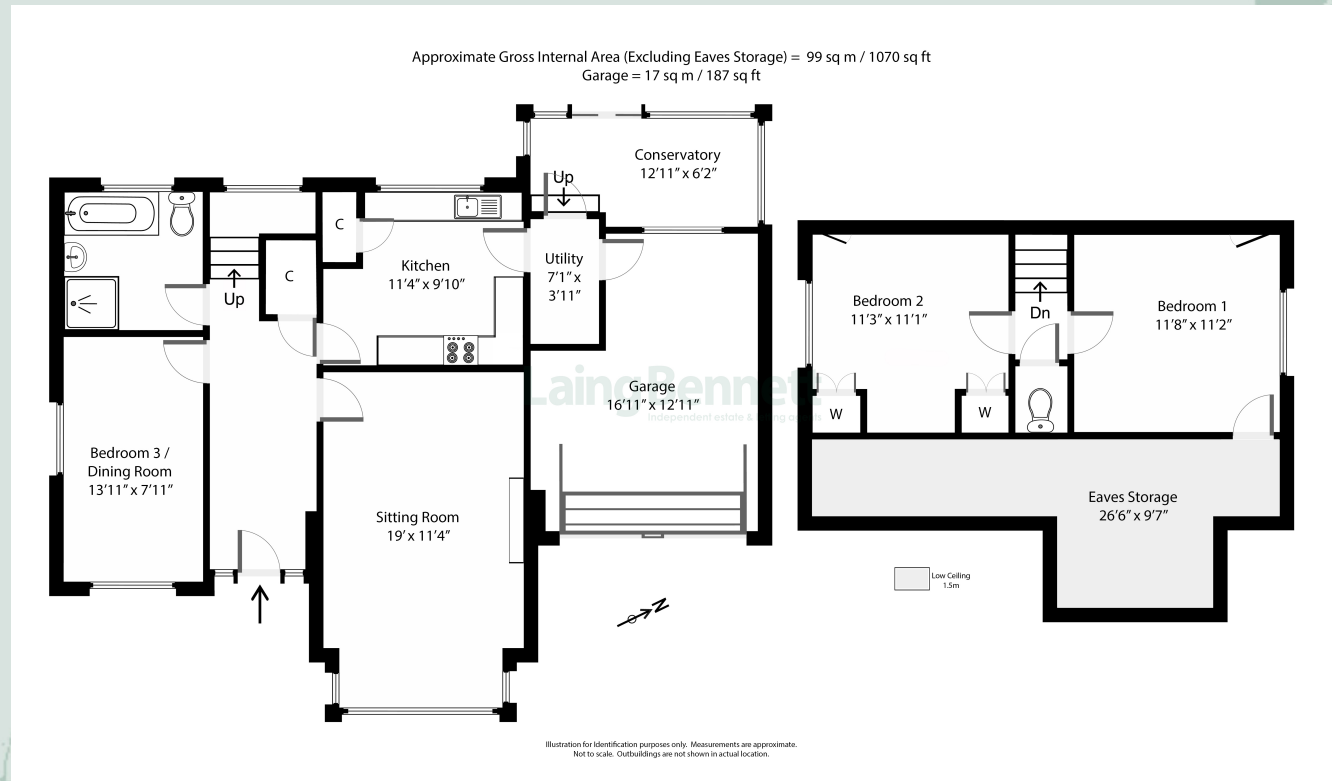
16' 11" x 12' 11" (5.16m x 3.94m)

## Council Tax Band

Folkestone And Hythe (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](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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