



32 Silverlands Road, Lyminge, Folkestone, Kent, CT18 8JG

EPC Rating = C

Offers in Excess of £380,000

A well appointed and immaculately presented three bedroom detached bungalow situated in a sought after location in the village of Lyminge. The accommodation comprises: entrance hall, living/dining room, attractive kitchen, three bedrooms and newly fitted out stylish bathroom. Outside: gardens to the front and rear, long driveway and garage. Gas central heating. EPC RATING = C

**Offers in Excess of £380,000**

**Tenure** Freehold

**Property Type** Detached Bungalow

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 1

**Heating** Gas

**EPC Rating** C

**Council Tax** Band D

Folkestone & Hythe District Council



## The accommodation comprises

### Ground floor

#### Covered entrance

Spotlights - UPVC opaque glazed entrance porch with matching side panel opening to

#### Entrance hall

#### Open plan living/dining room

#### Living area

17' 10" x 11' 11" (5.44m x 3.63m)

#### Dining area

9' 3" x 8' 7" (2.82m x 2.62m)

#### Kitchen

8' 10" x 8' 8" (2.69m x 2.64m)

#### Inner hallway

#### Bedroom one

13' 2" x 9' 11" (4.01m x 3.02m)

#### Bedroom two

12' 10" x 8' 9" (3.91m x 2.67m)

#### Bedroom three

9' 11" x 6' 6" (3.02m x 1.98m)

#### Recently installed bathroom/WC

### Outside

#### Frontage

Well-kept frontage with lawn - Boxed hedge to the side - Bark chippings border with shrubs and small trees - Path leading to the entrance porch and side access

#### Driveway

Attractive concrete driveway with brick borders - Parking for two/three vehicles leading to:

#### Detached single garage

19' 10" x 8' 2" (6.05m x 2.49m)

#### Rear garden

Fence enclosed garden - Mainly laid to lawn with paths to both sides of the house - Two patio areas - Summerhouse with double doors to the front - Outside tap





**GROUND FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

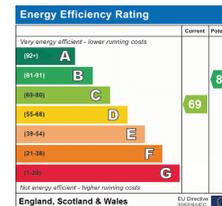
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