

# Laing Bennett

Residential sales

Laing  
Bennett  
FOR SALE  
01303 863393

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

Guide Price £339,950

EPC RATING: D

Renovated  
&  
New Kitchen

**A newly renovated semi detached bungalow situated in a sought after location close to the village centre. The accommodation comprises: Entrance hall, living/dining room, kitchen with newly fitted kitchen and breakfast bar, bathroom and two bedrooms with an en suite WC to one of the bedrooms. Outside: front garden and driveway with turning area leading to a garage. Enclosed rear garden with established borders, patio and garden shed. Gas central heating. No forward chain. EPC RATING = D**



### **Situation**

The property is situated on 'Mayfield Road' in the village of Lyminge. The village is nestled in the spectacular North Downs and 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, Public House 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/dining room**

15' 9" x 11' 6" (4.80m x 3.51m)

## Kitchen (new kitchen)

12' 3" x 8' 6" (3.73m x 2.59m)

## Bedroom one

18' 7" x 10' 2" (5.66m x 3.10m) at widest points - an 'L' shaped room.

## Bedroom two

11' 11" x 9' 11" (3.63m x 3.02m)

## En suite WC

## Bathroom

## Rear lobby/utility area

## Outside

## Front garden

## Driveway

## Garage

16' 6" x 8' 6" (5.03m x 2.59m)

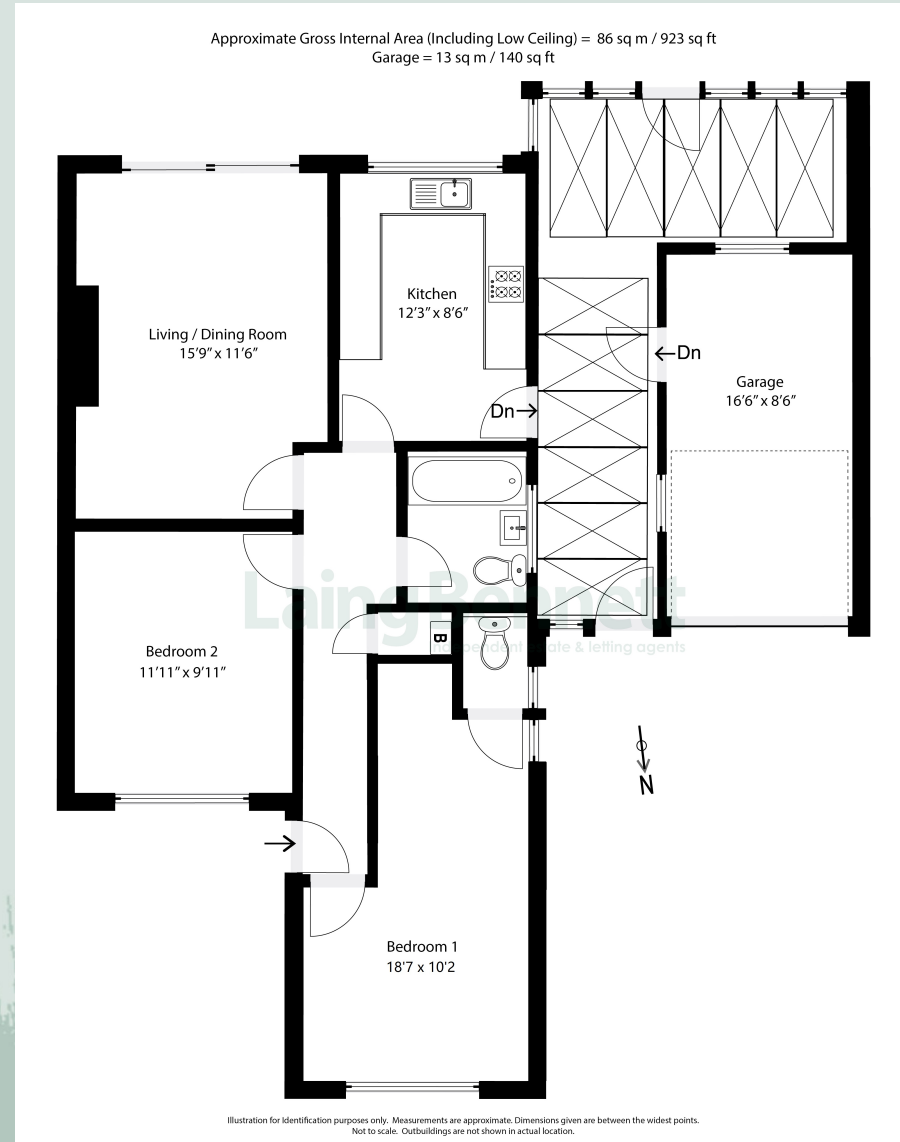
## Rear garden

## Council Tax Band

Folkestone & Hythe - Band C

## 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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