



35 Mount Pleasant Close, Lyminge, Folkestone, Kent, CT18 8HF

EPC Rating = C

Guide Price £400,000



Price Range *£400,000 to £425,000* A delightful detached home set in a popular residential village location. The property benefits from having an attractive rear garden, driveway parking and a detached garage. Accommodation comprises: Ground floor: Covered entrance, entrance hall with storage cupboard, cloakroom/WC, sitting room with sliding glazed doors to garden, well fitted out kitchen and dining area. First floor: Landing, bedroom one with en suite shower room/WC, bedroom two, bedroom three (all bedrooms with fitted wardrobes) and family bathroom/WC. Outside: Front garden being open plan and laid to lawn. The delightful rear garden is laid to lawn with well stocked border beds and a decked seating area and second

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Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 3

Bathrooms 2

Parking Driveway & Garage

Heating Gas

EPC Rating C

Council Tax Band D

Folkestone And Hythe District Council



Situation

The property is nestled in the popular and quiet cul de sac 'Mount Pleasant Close' 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 benefits 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

WC

Living room

15' 2" x 10' 11" (4.62m x 3.33m)

Kitchen/Dining room

17' 7" x 8' 9" (5.36m x 2.67m)

First floor

Landing

Bedroom one

11' 9" x 8' 11" (3.58m x 2.72m)

En suite shower room

Bedroom two

13' 0" x 11' 1" (3.96m x 3.38m)

Bedroom three

7' 9" x 7' 8" (2.36m x 2.34m)

Bathroom

Outside

Front garden



Approximate Gross Internal Area (Including Low Ceiling) = 73 sq m / 789 sq ft
Garage = 13 sq m / 136 sq ft

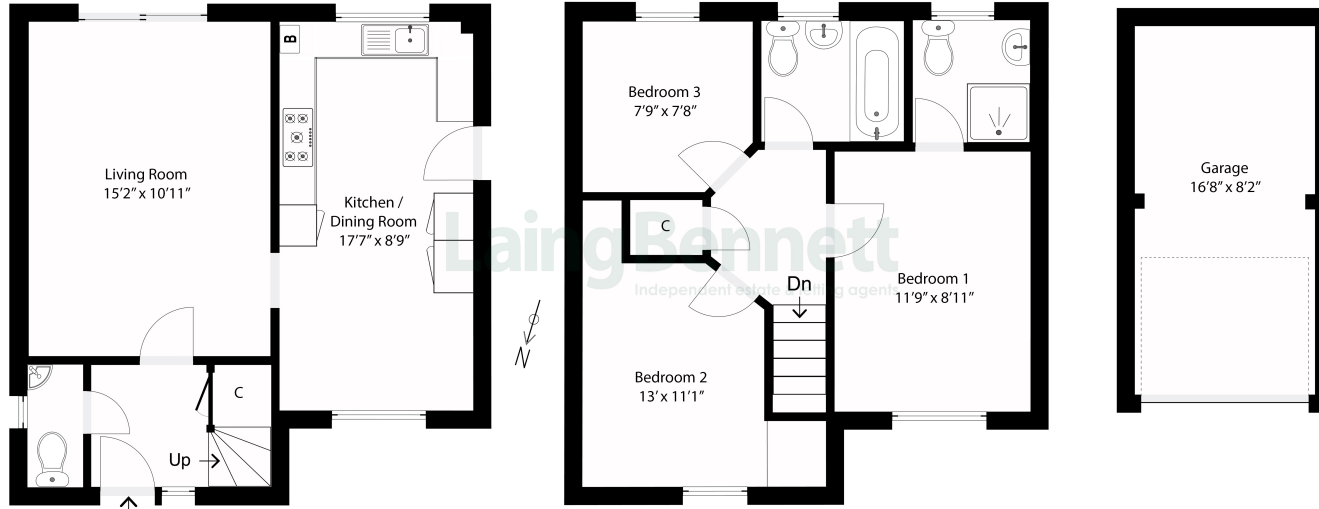


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



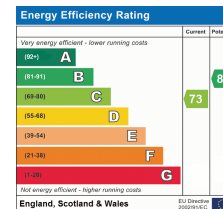
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