

# 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

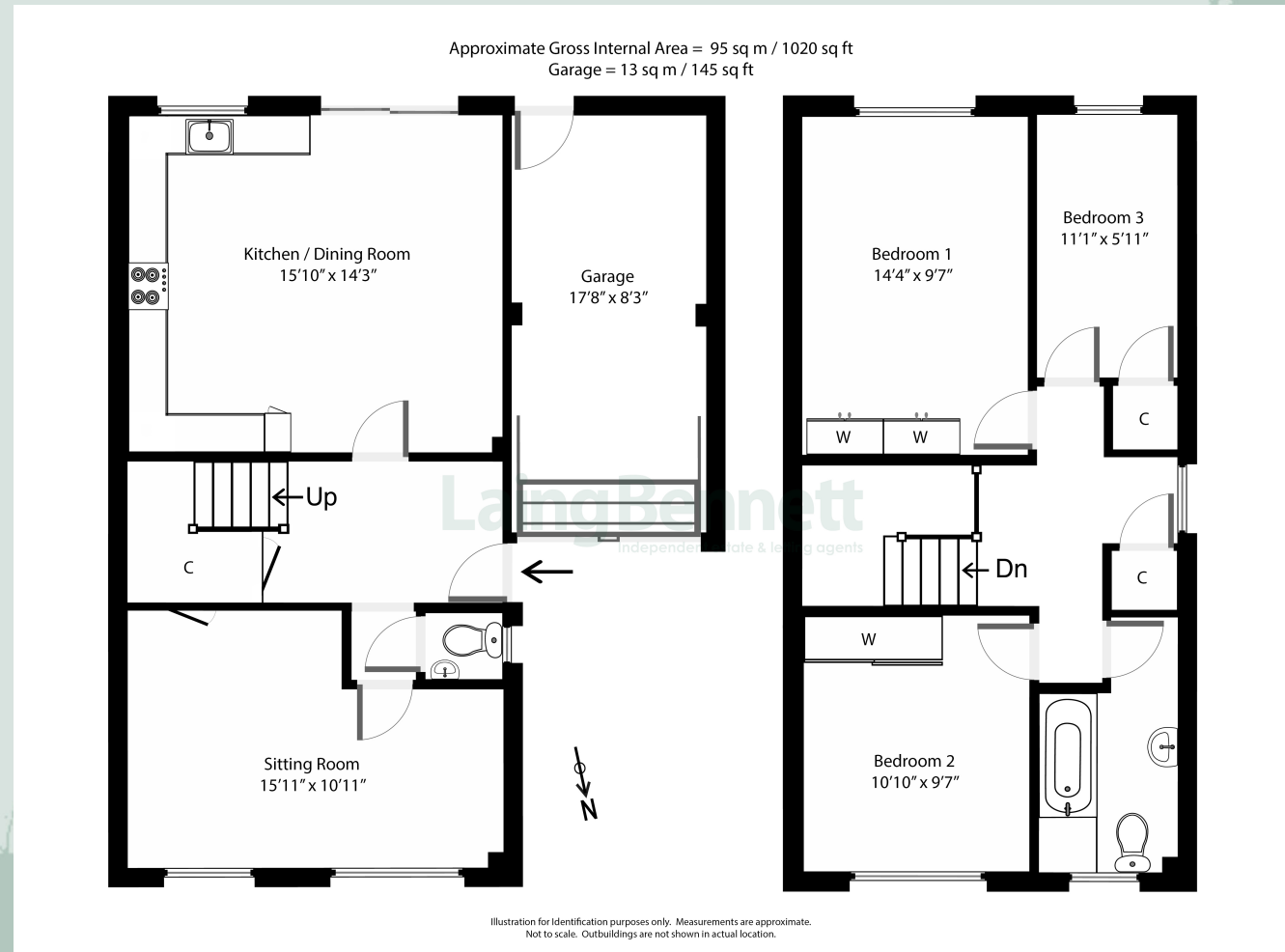
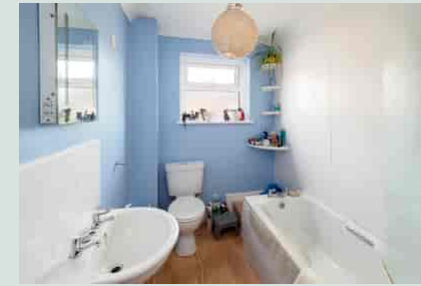
Sun terrace, lawn and border bed with trees to the rear

### 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](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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