





You can make your village dream a reality in this unique residence which is situated in a tucked away position in a sought after cul de sac in the popular village of Lyminge. This property has been lovingly recomposed, extended and refurbished throughout. From the moment you approach the stylish frontage of the property and enter the front door you are greeted with a contemporary yet timeless finish. Boasting a most enviable open plan living space where you can socialise whilst you cook in the modern kitchen or curl up and get cosy by the wood burning stove in the welcoming living room with plenty of space for the whole family whilst being bathed in natural sunlight and benefitting from bi-folding doors to the exquisite rear garden. Offering three good sized bedrooms, this property ticks all the boxes for modern family living. The accommodation comprises: Spacious and welcoming entrance hall, kitchen/living room, utility room, bedroom two, bedroom three, luxury large family shower/bathroom. First floor - Main bedroom with walkway giving privacy to the stylish en suite shower room/WC. Outside - Gravelled driveway parking to the front, Glorious enclosed rear garden with paved terrace ideal for entertaining. Office ideal for working from home and attached store. Epc Rating: C

Guide Price £475,000

Tenure Freehold

Property Type Semi-Detached

Bungalow

Receptions 1

Bedrooms 3

Bathrooms 2

Heating Gas

EPC Rating C

Council Tax Band C

Folkestone And Hythe District Council



Ground floor

Spacious entrance hall

Kitchen/living room

25' 11" x 16' 0" (7.90m x 4.88m)

Utility room

8' 0" x 6' 11" (2.44m x 2.11m)

Luxury family bath/shower room/WC

12' 0" x 7' 8" (3.66m x 2.34m)

Bedroom two

12' 5" x 11' 11" (3.78m x 3.63m)

Bedroom three

11' 11" x 9' 5" (3.63m x 2.87m)

First floor

Bedroom one

14' 1" x 11' 7" (4.29m x 3.53m)

with door to landing and:

Stylish shower room/WC



Outside

Front and rear garden

9' 0" x 4' 8" (2.74m x 1.42m) To the front of property there is a gravelled driveway and well stocked border beds. To the rear of the property there is an enchanting garden with sun terrace, glorious colourful border beds. Office 9' 0" x 8' 1" (2.74m x 2.46m) and attached store 9' 0" x 4' 8" (2.74m x 1.42m).







Approximate Gross Internal Area (Including Low Ceiling) = 118 sq m / 1267 sq ft
 Outbuildings = 11 sq m / 120 sq ft

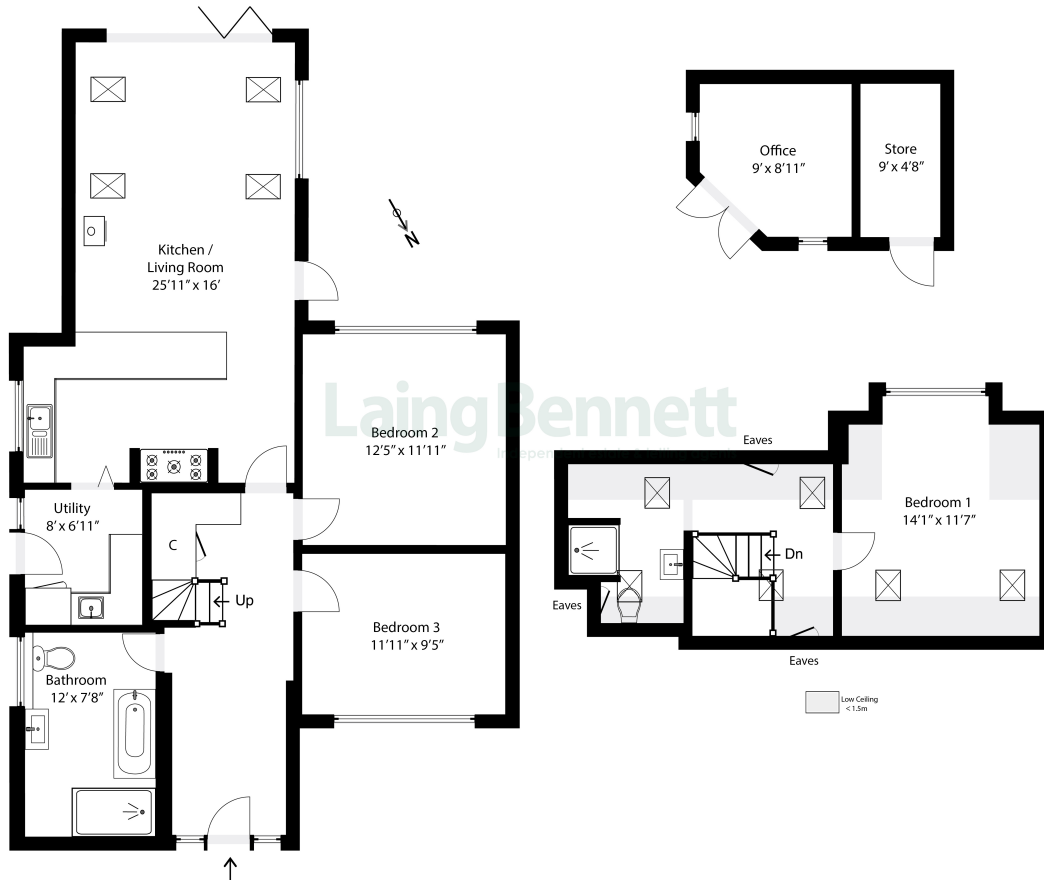


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

If you would like to book a viewing please contact our office on 01303 863393 or email sales@laingbennett.co.uk

See all our properties at



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

www.laingbennett.co.uk

The Estate Office
 8 Station Road
 Lyminge
 Folkestone
 Kent
 CT18 8HP



These property details are intended to give a fair description and give guidance to prospective Purchaser/Tenant. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Laing Bennett Ltd nor the Vendor/ Landlord accept any liability for any statement contained herein. Laing Bennett Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Laing Bennett Ltd has authority to make or give any representation or warranty whatever in relation to this property.