











This charming three-bedroom semi-detached home offers well-proportioned accommodation with a practical and versatile layout, perfect for family living. The ground floor features a welcoming dining room to the front with a central fireplace, a separate living room and a spacious kitchen/breakfast room at the rear with a door to the garden. Upstairs, there are three bedrooms - two comfortable doubles and a third single bedroom or study - a bathroom, a separate WC and a separate shower. With a total internal area of 101 sq m.

Outside, the property benefits from a driveway with a garage. Undoubtedly, a main feature of this home is the 140 ft long well kept garden to the rear with an array of flower and shrub borders, mature apple trees, pond, seating areas, two sheds (1 with power and light) and a greenhouse. EPC RATING = D

**Guide Price £525,000**

**Tenure** Freehold

**Property Type** Semi-Detached House

**Receptions** 3

**Bedrooms** 3

**Bathrooms** 2

**Parking** Driveway & Garage

**Heating** Gas

**EPC Rating** D

**Council Tax** Band D

Folkestone & Hythe





**Situation**

Lyminge is a thriving community nestled in the Kent Downs AONB and 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 numerous 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**

**Dining room**

13' 11" x 11' 4" (4.24m x 3.45m)

**Living room**

11' 11" x 10' 5" (3.63m x 3.17m)

**Kitchen/Breakfast room**

19' 1" x 9' 0" (5.82m x 2.74m)







## First floor

Landing, ladder to partly boarded loft with light

## Bedroom one

13' 11" x 9' 10" (4.24m x 3.00m)

## Bedroom two

11' 11" x 10' 3" (3.63m x 3.12m)

## Bedroom three

7' 7" x 5' 10" (2.31m x 1.78m)

## Bathroom

## WC

## Shower

## Outside

Front garden with tree

Driveway with gated side access to patio

## Garage

17' 4" x 9' 2" (5.28m x 2.79m)

140 ft rear garden with rear pedestrian gate to Church and open countryside













Approximate Gross Internal Area (Excluding Garage) = 101 sq m / 1087sq ft  
Garage = 15 sq m / 159 sq ft

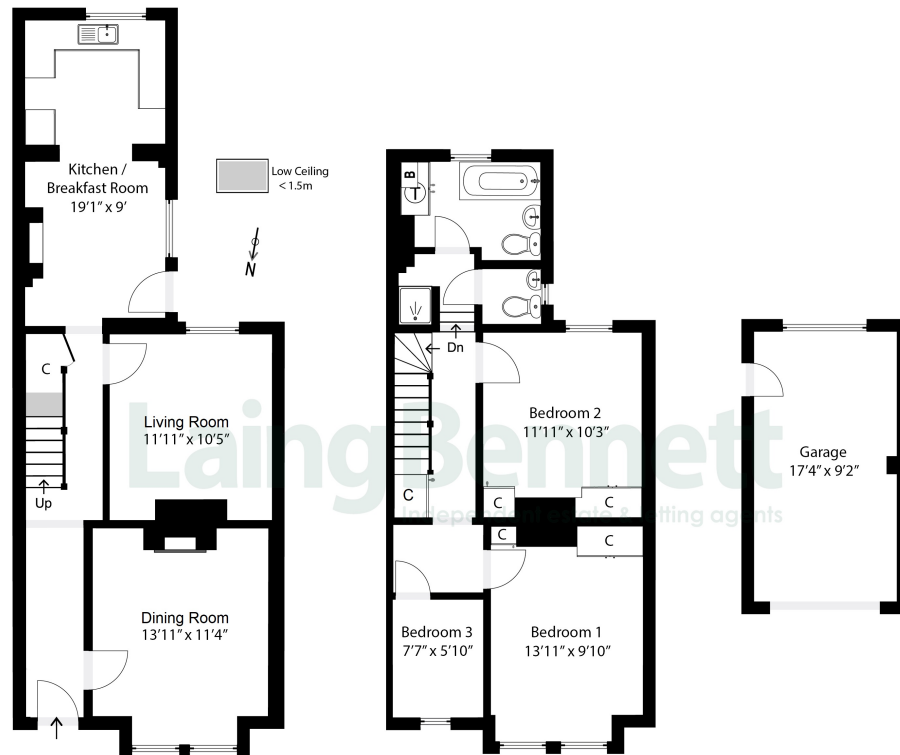
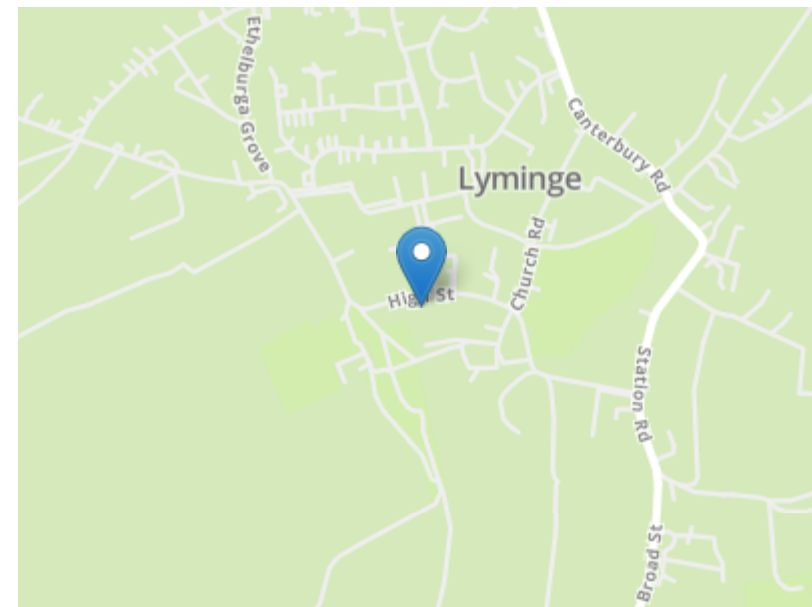


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.  
© Unauthorised reproduction prohibited - chriskemps@hotmail.com



Need to book a viewing?

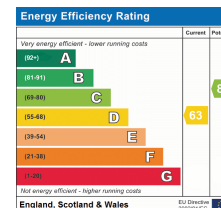
If you would like to book a viewing please contact our office on 01303 863393 or email [sales@laingbennett.co.uk](mailto:sales@laingbennett.co.uk)

See all our properties at



[www.laingbennett.co.uk](http://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.