







An attractive semi detached period home with the most charming accommodation which has been recently redecorated to provide a contemporary yet timeless feel. Accommodation comprises: Ground floor - Storm porch, welcoming entrance hall, sitting room with deep bay window bathing the room with natural light and featuring an attractive fireplace, dining room with exposed brick chimney breast and a lovely fireplace fitted with a ornamental wood burner, Well fitted out kitchen with pretty view over the rear garden and door to side lobby housing the washing machine and tumble dryer. First floor - Landing, bathroom/WC, Bedroom one benefits from a wardrobe range, feature fireplace and is bathed in natural light while enjoying glorious views over 'Tayne Field', bedroom two, bedroom three and bathroom/WC. Outside - Attractive easy to maintain garden to the front and pretty rear garden with useful store. Driveway parking for three vehicles and parking area to the rear being the ideal size for a motorhome. NO CHAIN! EPC RATING = D



Guide Price £450,000

Tenure Freehold

Property Type Semi-Detached House

Receptions 2

Bedrooms 3

Bathrooms 1

Heating Gas

EPC Rating D

Council Tax Band C

Folkestone & Hythe

Situation

The property is situated in the heart of the village on 'Church Road'. 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 benefiting from the amenities the village has to offer. There is a Post Office & Convenience Shop, Londis Convenience Store, 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

Storm porch

Entrance hall

Sitting room

13' 2" x 12' 3" (4.01m x 3.73m)

Dining room

10' 5" x 10' 0" (3.17m x 3.05m)

Kitchen

14' 5" x 8' 6" (4.39m x 2.59m)

Lobby/Utility



First floor

Bedroom one

15' 7" x 13' 1" (4.75m x 3.99m)

Bedroom two

10' 5" x 10' 0" (3.17m x 3.05m)

Bedroom three

10' 3" x 8' 7" (3.12m x 2.62m)

Bathroom/WC

Outside

Front garden

Attractive and easy to maintain front garden set behind low wall with a path to front door

Driveway

Parking for three vehicles

Rear garden

Delightful rear garden with large sun terrace to side, lawn and well stocked border beds. OUTSIDE STORE 8' 9" x 3' 0" (2.67m x 0.91m) . Pathway leading to:

Rear parking area

Additional parking with plenty of room for a motorhome.







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Approximate Gross Internal Area = 93 sq m / 1005 sq ft
Store = 2 sq m / 26 sq ft

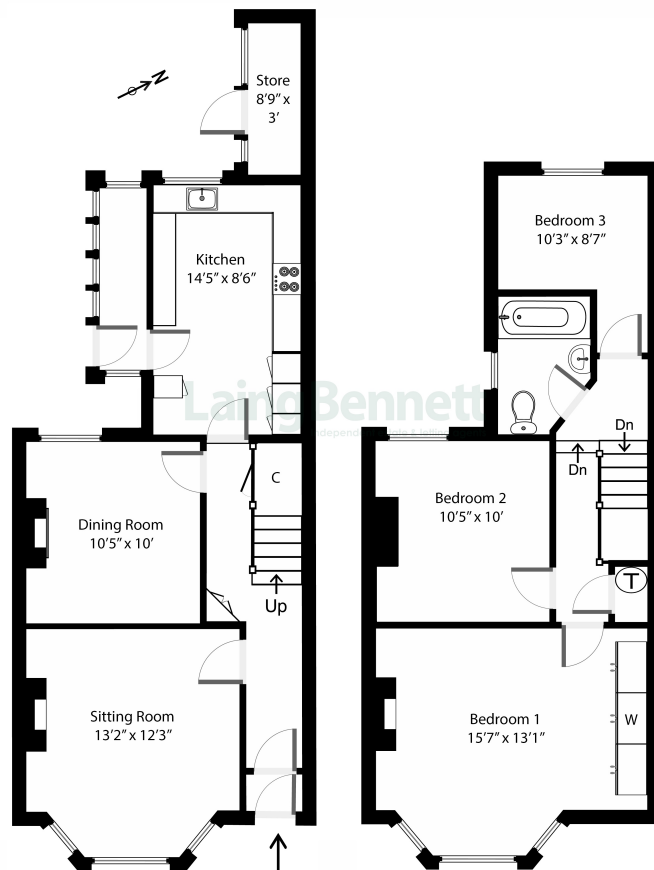
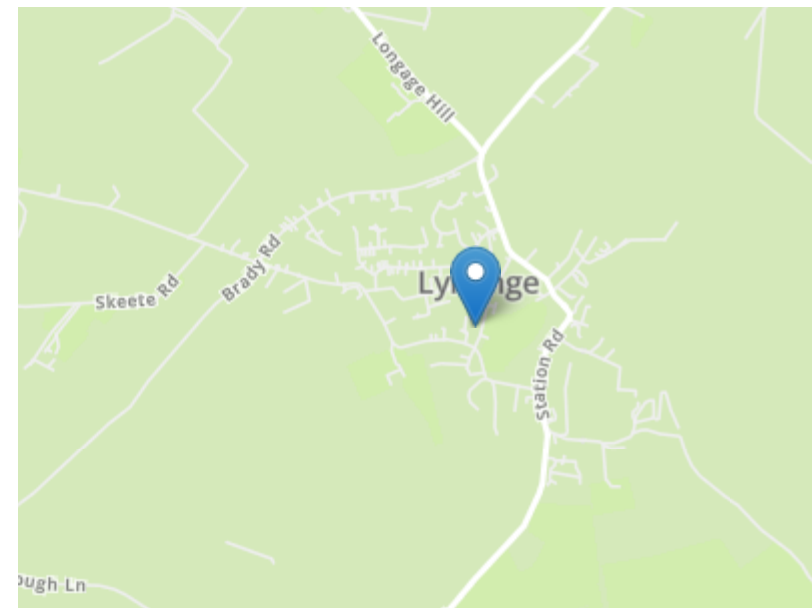


Illustration for identification purposes only. Measurements are approximate.
Not to scale. Outbuildings are not shown in actual location.



Need to book a viewing?

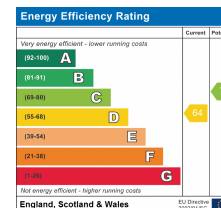
If you would like to book a viewing please
contact our office on **01303 863393** or
email **sales@laingbennett.co.uk**

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www.laingbennett.co.uk

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