



## Lake Drive Hythe CT21 4BN

- Modern Semi-Detached Townhouse
- En Suite Shower Room To Master Bedroom
  - Spacious Living Room
- Beautifully Presented Throughout
  - Off Road Parking & Car Barn
- Three Double Bedrooms
  - Study/Bedroom Four
- Stylish Kitchen/Diner With Integrated Appliances
  - Private Rear Garden
  - Sea & Countryside Views

**Asking Price £375,000 Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented three/four bedroom semi-detached modern townhouse, arranged over three floors and enjoying beautiful sea views from the first and second floors. There is the benefit of off-road parking and a car barn. The accommodation to the ground floor comprises a bright entrance hall, modern fitted kitchen with integrated appliances, a generous dining area with double doors opening onto the garden, a cloakroom and a study which could be utilised as a fourth bedroom or playroom. To the first floor you will find the master bedroom with en suite shower room, and a spacious living room. To the second floor, you will find a further two double bedrooms and the family bathroom. The property also enjoys a low maintenance rear garden. Viewing comes highly recommended to really appreciate what this light and airy modern home has to offer.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

#### **Ground Floor:**



## Entrance Hall

With composite front door, built-in double cupboard housing wall-mounted Ideal gas-fired boiler, stairs to first floor, wood effect vinyl flooring, heating control panel, radiator.

## Study/Bedroom 9'2 x 6'1

With front aspect UPVC double glazed window, wood effect vinyl flooring, radiator.

## Cloakroom

A white suite comprising low level WC, pedestal wash hand basin with mixer tap over, tiled splash back, radiator, wood effect vinyl flooring, extractor fan.

## Open Plan Kitchen/Diner 20'0 x 12'10 (max points)

### Kitchen

With side aspect UPVC double glazed window, range of matching grey gloss finish store cupboards and drawers, square edge work surfaces and upstands with tiled splashbacks and concealed lighting over, inset four ring gas hob with electric oven under, extractor hood and glass splashback over, integrated appliances including fridge/freezer, washing machine and dishwasher, inset one and a half bowl stainless steel sink/drainer with mixer tap over, wood effect vinyl flooring., opening through to dining area.

### Dining Area

With rear aspect UPVC double glazed windows and French doors opening onto the garden, radiator, understairs store cupboard, wood effect vinyl flooring.

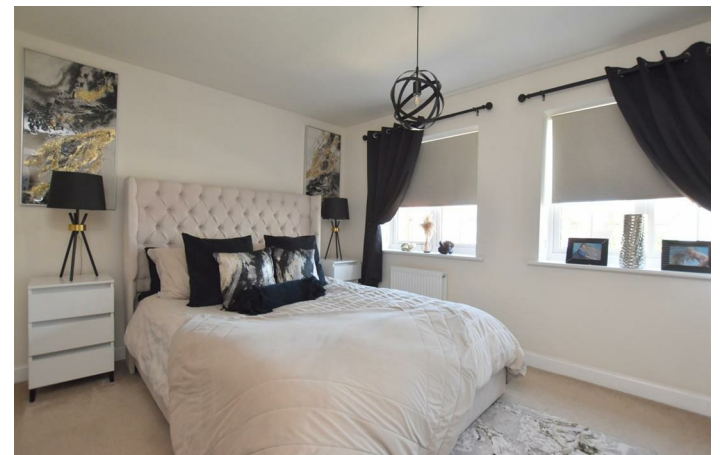
### First Floor:

### Landing

With radiator, stairs to second floor, doors to master bedroom and living room.

## Master Bedroom 12'10 x 9'11

With two rear aspect UPVC double glazed windows overlooking the garden and enjoying sea views, radiator, door to en suite shower room.



### **En Suite Shower Room**

A white suite comprising WC, pedestal wash hand basin with tiled splash back, enclosed tiled shower cubicle with sliding shower screen, wood effect vinyl flooring, extractor fan, radiator, UPVC frosted double glazed window.

### **Living Room 12'10 x 11'10**

With two front aspect UPVC double glazed windows, radiator.

### **Second Floor:**

#### **Landing**

With hatch to loft space, radiator, doors to:

#### **Bedroom 12'9 x 11'5**

With Velux window to rear giving lovely sea views, built-in shelved linen cupboard housing pressurised hot water cylinder, radiator.

#### **Bedroom 12'9 x 8'6**

With front aspect Velux window and UPVC dormer window enjoying countryside views, fitted wardrobe, radiator.

### **Family Bathroom**

A white suite comprising panelled bath with mixer tap and tiled splashback over, WC, pedestal wash hand basin with mixer tap and tiled splashback over, herringbone wood effect vinyl flooring, extractor fan, UPVC frosted double glazed window, radiator.

#### **Outside:**

The rear enclosed garden has been tastefully landscaped, with a bonded resin terrace leading onto artificial grass with a raised flower bed to the rear. Gated side access takes you round to the car barn and off-road parking space.





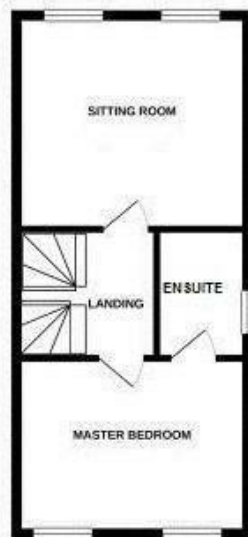




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** D  
**EPC Rating** B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 95        |
| (81-91) <b>B</b>                            |  | 84                      |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.