



## Lake Drive

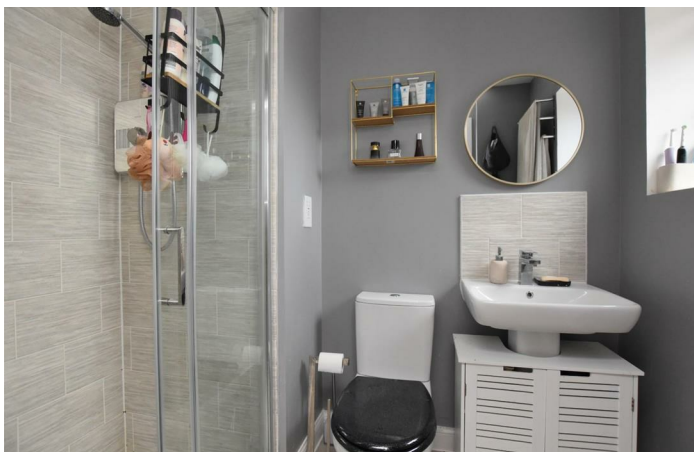
Hythe CT21 4BN

- Attractive Double-Fronted Family Home
  - Three Bedrooms
  - Separate Dining Room
- Bathroom & En Suite Shower
- Two Allocated Parking Bays
- Popular Modern Development
- Kitchen With Integrated Appliances
  - Generous Living Room
  - Good-Sized Garden
- Pleasant Views From First Floor

**Asking Price £350,000 Freehold**







Mapps Estates are delighted to bring to the market this well-presented, double-fronted three bedroom family home on the popular Martello Lakes development to the west of Hythe. The well-proportioned ground floor accommodation comprises a reception hall, a spacious dual aspect living room, and a separate dining room opening to a modern kitchen with integrated appliances, while upstairs you will find the master bedroom with en suite shower room, two further bedrooms and a family bathroom. The property enjoys distant views of the surrounding countryside and sea from upstairs, a good-sized family garden and two allocated parking spaces to the front. An early viewing comes highly recommended.

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:**

##### **Front Entrance**

With canopy and downlight over, composite entrance door with frosted double glazed upper panel opening to reception hall.

##### **Reception Hall**

With stairs to first floor, heating thermostat, consumer unit, wood effect laminate flooring, radiator.

##### **Cloakroom**

With pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect laminate flooring, radiator.

##### **Dining Room 12'10 x 8'5**

With front aspect UPVC double glazed window, side aspect UPVC double glazed windows to bay and French doors opening to patio and garden, wood effect laminate flooring, radiator, opening through to kitchen.

### **Kitchen 13'7 x 7'3**

With side aspect UPVC double glazed window looking onto garden, wood effect square edge worktops with matching upstands, tile effect splashbacks and concealed lighting over, range of cream Shaker style store cupboards and drawers, inset stainless steel sink/drainers with mixer tap over, four ring gas hob with splashback and extractor canopy over and electric oven under, integrated dishwasher and washing machine, integrated fridge/freezer, cupboard housing wall-mounted Ideal gas-fired combination boiler, wood effect laminate flooring, radiator, door to walk-in understairs store cupboard with fitted shelves and space for tumble dryer.

### **Living Room 16'2 x 10'5**

With dual aspect UPVC double glazed windows, radiator.

### **First Floor:**

#### **Landing**

With loft hatch (the loft has lighting and has been professionally boarded for additional storage space), radiator.

### **Bedroom 13'7 x 12'9 (max points)**

With front aspect UPVC double glazed window with view to hillside, side aspect UPVC double glazed window looking onto garden and with distant sea view, heating thermostat, radiator, door to en suite shower room.

### **En Suite Shower Room**

With UPVC frosted double glazed window, fully tiled shower cubicle with Aqualisa electric shower and sliding screen, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect laminate flooring, shaver point, radiator.

### **Bedroom 12'2 x 10'3 (max points)**

With front aspect UPVC double glazed window with view to hillside, side aspect UPVC double glazed window, built-in shelved store cupboard, radiator.

### **Bedroom 7'6 x 6'10**

With side aspect UPVC double glazed window, radiator.

### **Family Bathroom**

With UPVC frosted double glazed window, panelled bath with mixer tap and tiled splashback over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, wood effect laminate flooring, radiator.

### **Outside:**

The property enjoys a good-sized family garden to the side, mostly laid to lawn, with a shrub border, a paved patio and a decked seating terrace to the rear. There is also a garden shed, outdoor power points and tap, and a side gate opening to the front of the property where you will find the two allocated parking bays as well as additional communal bays for visitors.

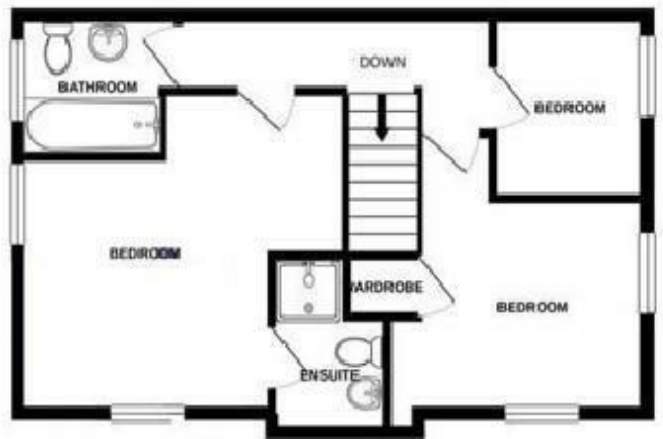
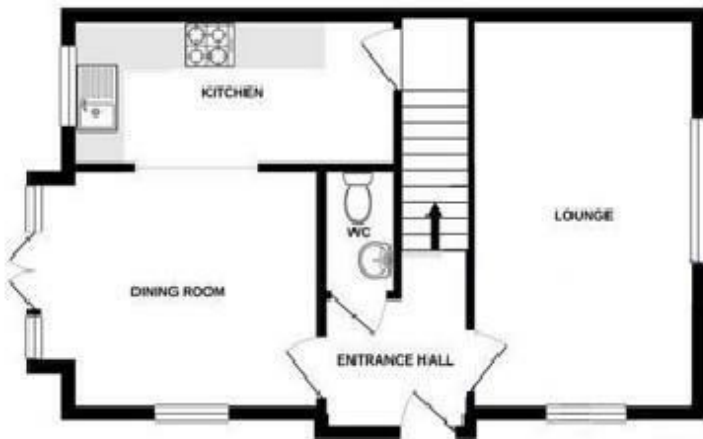



**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band C**  
**EPC Rating**



**GROUND FLOOR**

**1ST FLOOR**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.