



20 Ethelburga Drive, Lyminge,  
Folkestone, CT18 8JJ  
£365,000

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# 20 Ethelburga Drive, Lyminge, Folkestone

Beautifully presented village bungalow with two double bedrooms, spacious sitting room, generous kitchen/dining room plus a garage with driveway parking overlooking a pretty green.

## Situation

The property is well located overlooking a lovely green area within the popular village of Lyminge. Lyminge boasts a good range of amenities, including newsagents, general stores, post office, tea rooms, public house/restaurant, primary school, church, two doctors' surgeries, pharmacy, takeaway and active village hall. There is also a public library, bowls club and sports field. The surrounding countryside forms part of the Kent Downs Area of Outstanding Natural Beauty over which there is a wealth of walks, rides, and cycle routes. A regular bus service runs through the center of the village, giving access, to the north, to the cathedral city of Canterbury and, to the south, the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast. Each of these offers a wide range of shopping, recreational and educational facilities, together with high-speed main line train services to London with the travel time having been reduced to some 60 minutes to St Pancras. A little further afield via the M20 motorway is the expanding business center of Ashford from where the capital may be accessed in some 37 minutes. The Port of Dover, along with the Euro Tunnel gives direct and easy access deep into Europe.

## The Property

This is an immaculate bungalow positioned in a delightful location overlooking a pretty green. It has been extended and now offers surprising accommodation to include: entrance hall, large fitted kitchen with matching units, compact utility, door to rear garden and ample space for a family dining suite. The sitting room is also a good size with a large picture window overlooking the pretty gardens and green to the front. An inner hall leads to a newly installed shower room and two double

bedrooms. An immaculately presented property that must be viewed to be fully appreciated.

## Outside

The garden to the rear extends from the kitchen around the back of the bungalow offering several areas in which to enjoy the outside space. A neat lawn is bordered by an abundance of colorful plants and flowers beautifully designed to encapsulate country style living. There is access to the garage from the garden, as well as a side gate which leads to the front, where the most delightful gardens await, extensively filled with a large variety of established plants and shrubs.

## Services

All main services are understood to be connected to the property.

## Local Authority

Folkestone & Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

**Current Council Tax Band: C**

**EPC Rating: C**

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.





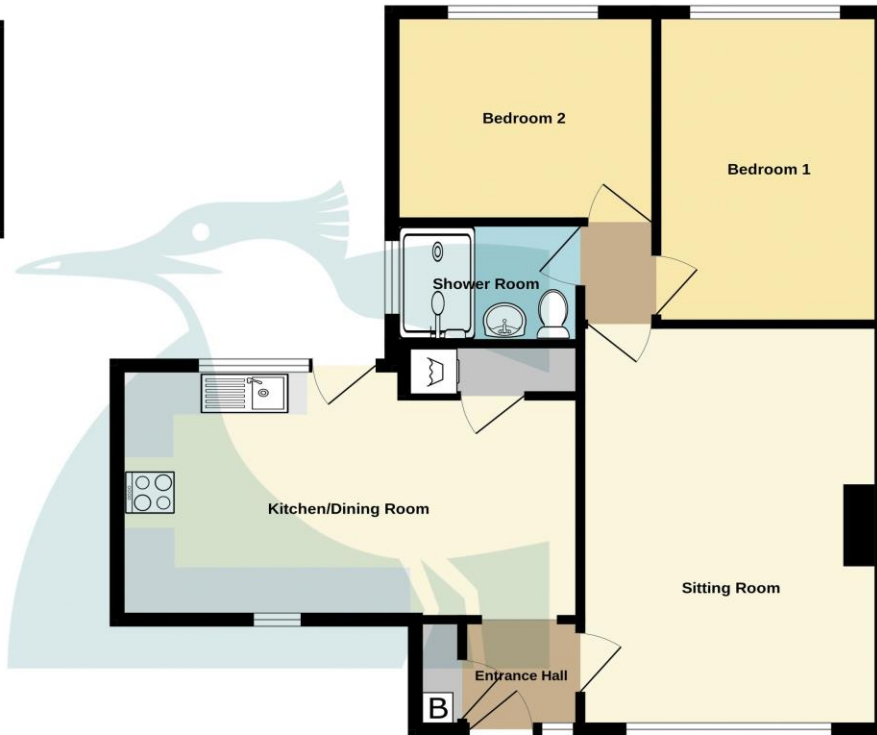
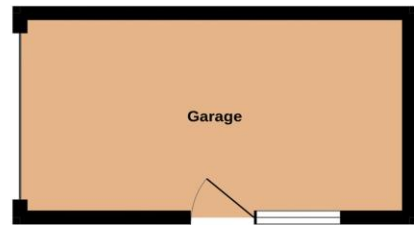


To view this property call Colebrook Sturrock on **01303 840422**



Outbuildings  
133 sq.ft. (12.4 sq.m.) approx.

Ground Floor  
697 sq.ft. (64.7 sq.m.) approx.



## Entrance Hall

## Sitting Room

17' 2" x 12' 2" (5.23m x 3.71m)

## Kitchen / Dining Room

18' 3" x 10' 10" (5.56m x 3.30m)

## Bedroom One

13' 3" x 8' 11" (4.04m x 2.72m)

## Bedroom Two

10' 5" x 8' 11" (3.17m x 2.72m)

## Shower Room

6' 11" x 5' 2" (2.11m x 1.57m)

## Garage

15' 4" x 8' 8" (4.67m x 2.64m)

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

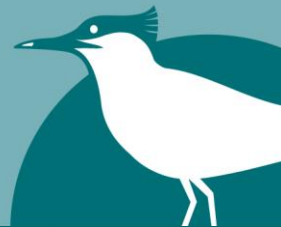
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