

Shelford, Dog Kennel Lane, Lyminge, Folkestone, CT18 8ER £435,000 No Chain

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Shelford

Dog Kennel Lane, Lyminge, Folkestone

Idyllically positioned detached bungalow with fabulous large gardens, parking and rural views.

Situation

The bungalow is one of several properties located in a quiet private lane on a desirable edge of village whilst still being within easy access of all amenities. Lyminge is a bustling and popular village offering a range of amenities including newsagents/general stores, tea rooms, Chinese and Indian restaurants/takeaways, public house, two doctors' surgeries, church, pharmacy and excellent primary school. There is also an active community hall, sports field and library. services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north to the University and Cathedral City of Canterbury. These offer an excellent range of shopping, recreational and educational facilities, including top ranking Grammar and Private Secondary Schools, together with high speed main line train services to London with the travel time to St. Pancras having been reduced to some 60 minutes. A little further afield will be found the expanding business centre of Ashford, from where the capital may be reached in some 37 minutes and, via the International Station and Eurostar connections, there is direct and easy access deep into Europe.

The Property

This is a deceptively sized bungalow positioned in an ideal location for village amenities, yet still close to open countryside. At present it has two bedrooms, although the study could be made into a third bedroom quite easily if required, it currently has folding doors separating the sitting room. The generous sitting room with a fireplace is situated at the rear of the property offering wonderful views across the gardens and out to the countryside beyond, while a good size conservatory is just off here. There is also a front porch, hallway, a well-fitted kitchen and a family bathroom.

Outside

The rear gardens are of a really good size, mainly laid to lawn with established borders filled with an array of trees, shrubs, plants and flowers. An enclosed decked area offers an alfresco location for entertaining, a driveway gives off road parking while several sheds and a greenhouse complete the outside space. This bungalow benefits from a quiet, exclusive location yet within easy access of all the varied village amenities.

Services

All main services are understood to be connected.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: D

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 $01303\ 840422$



Greenhouse

Ground Floor 907 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.7 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpin contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or ne's element. This pain is not inflatished purposes only and should be saided as such by any prospective purchaser. The said is not included the proposed only and should be saided as such by any prospective purchaser. The said is not included the proposed of the said and no gatarative as to their operation or efficiency can be given included and no gatarative date with Methods CSD24.

Porch

Hall

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Study / Bedroom Three

10' 10" x 8' 10" (3.30m x 2.69m)

Sitting / Dining Room

14' 0" x 11' 11" (4.26m x 3.63m)

Conservatory

11' 1" x 9' 0" (3.38m x 2.74m)

Bathroom

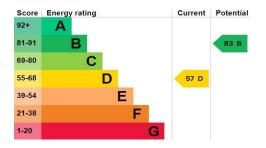
7' 4" x 6' 10" (2.23m x 2.08m)

Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

Boot Room

6' 5" x 4' 11" (1.95m x 1.50m)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.