



**35 Mount Pleasant Close, Lyminge - CT18 8HF**

Guide Price **£400,000**



Approximate Gross Internal Area (Including Low Ceiling) = 73 sq m / 789 sq ft  
Garage = 13 sq m / 136 sq ft

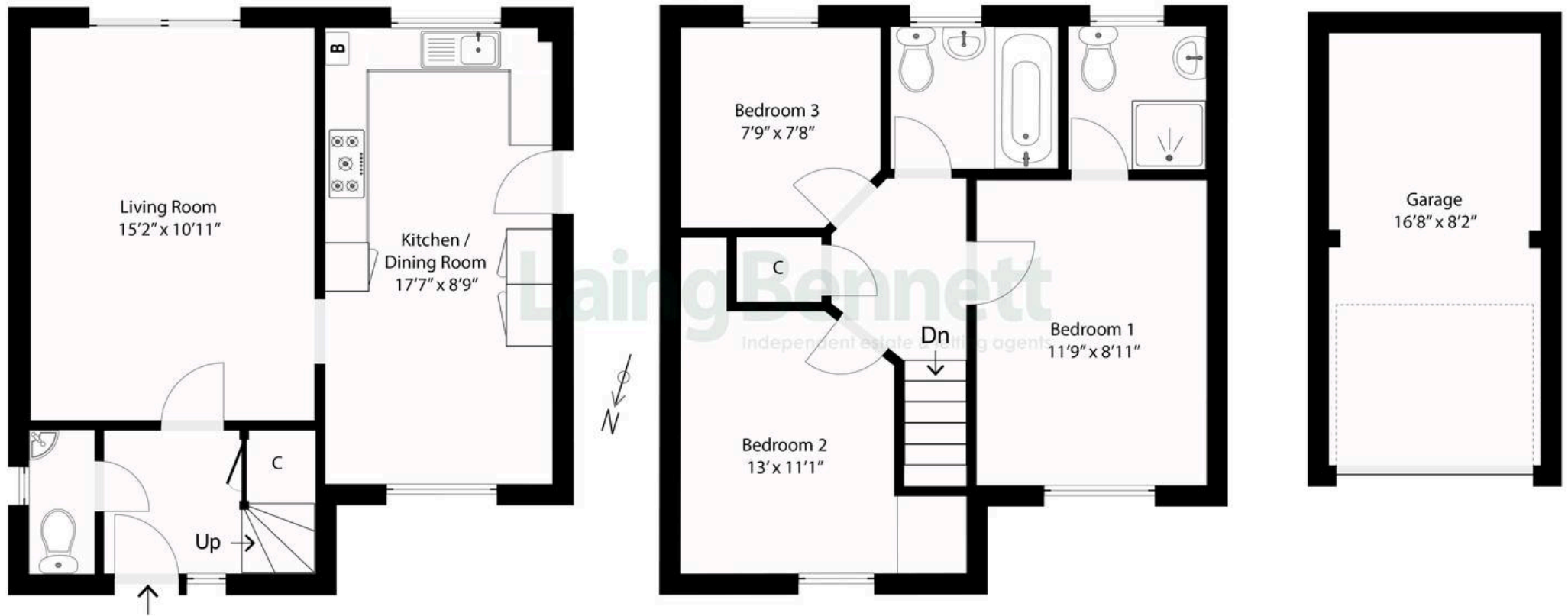


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.



## 35 Mount Pleasant Close

Lyminge, Folkestone

Price Range £400,000 to £425,000 A delightful detached home set in a popular residential village location. The property benefits from having an attractive rear garden, driveway parking and a detached garage.

Accommodation comprises: Ground floor: Covered entrance, entrance hall with storage cupboard, cloakroom/WC, sitting room with sliding glazed doors to garden, well fitted out kitchen and dining area. Integral appliances in the kitchen, including: a double oven, gas hob, dishwasher, fridge freezer and washing machine. First floor: Landing, bedroom one with en suite shower room/WC, bedroom two, bedroom three (all bedrooms with fitted wardrobes) and family bathroom/WC. Outside: Front garden being open plan and laid to lawn. The delightful south facing rear garden is laid to lawn with well stocked border beds and a decked seating area and a second decorative stone patio. Detached garage approached over the driveway providing off road parking. No Chain!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





















## Laing Bennett

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