



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

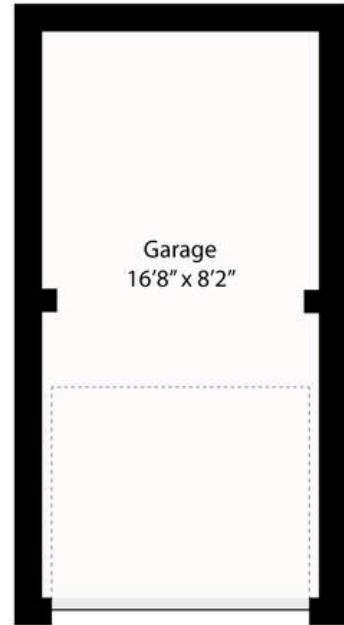
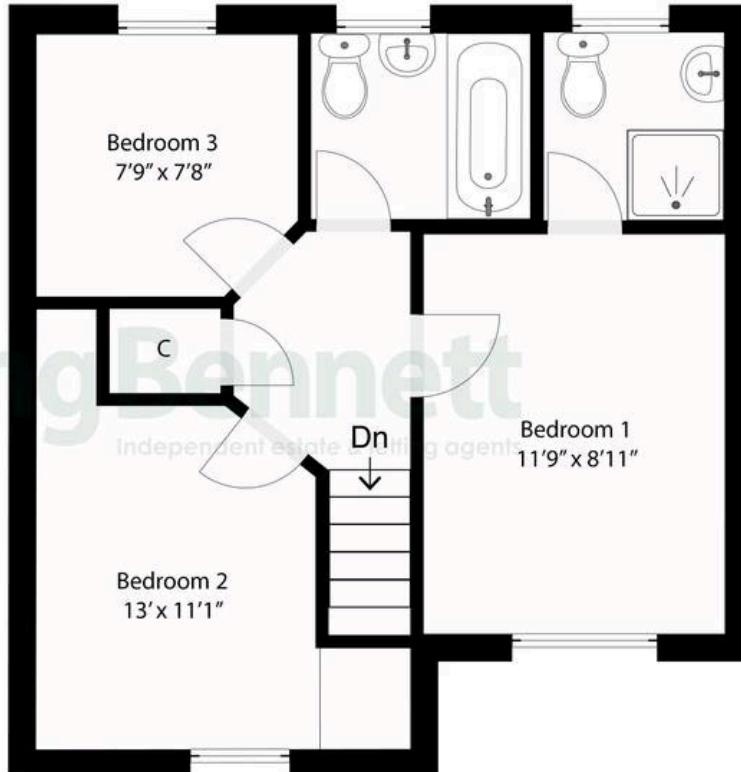
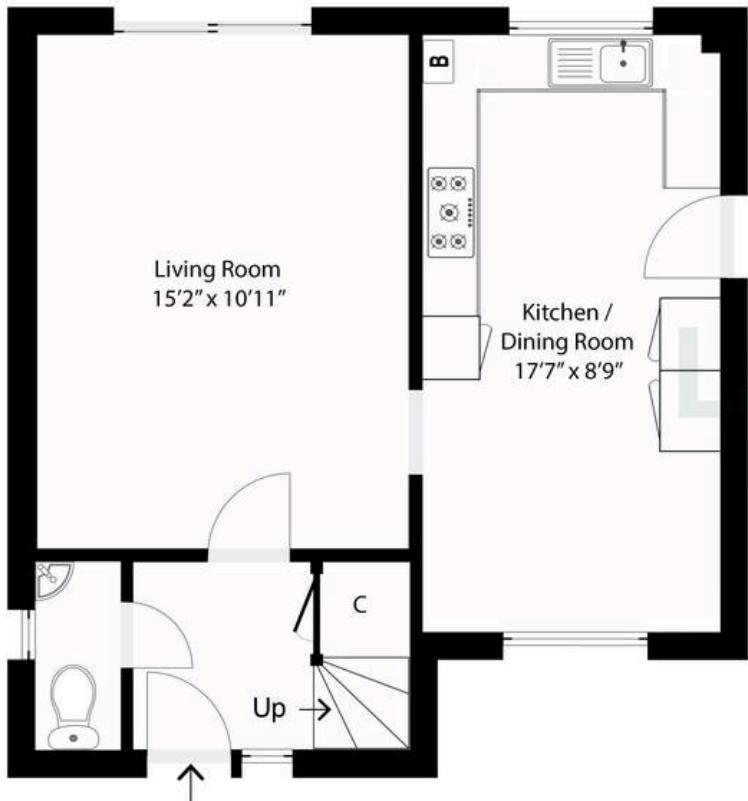


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
Not to scale. Outbuildings are not shown in actual location.



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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