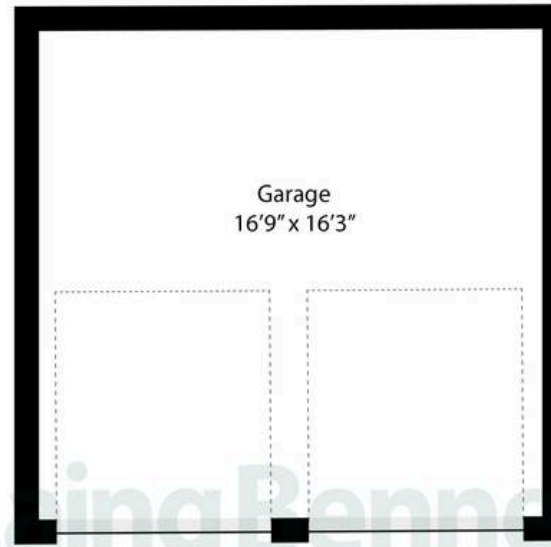




## 40 Mount Pleasant Close, Lyminge - CT18 8HF

Prices From **£465,000**

Approximate Gross Internal Area (Including Low Ceiling) = 100 sq m / 1075 sq ft  
Garage = 25 sq m / 270 sq ft



Living Bennett  
Independent estate & letting agents

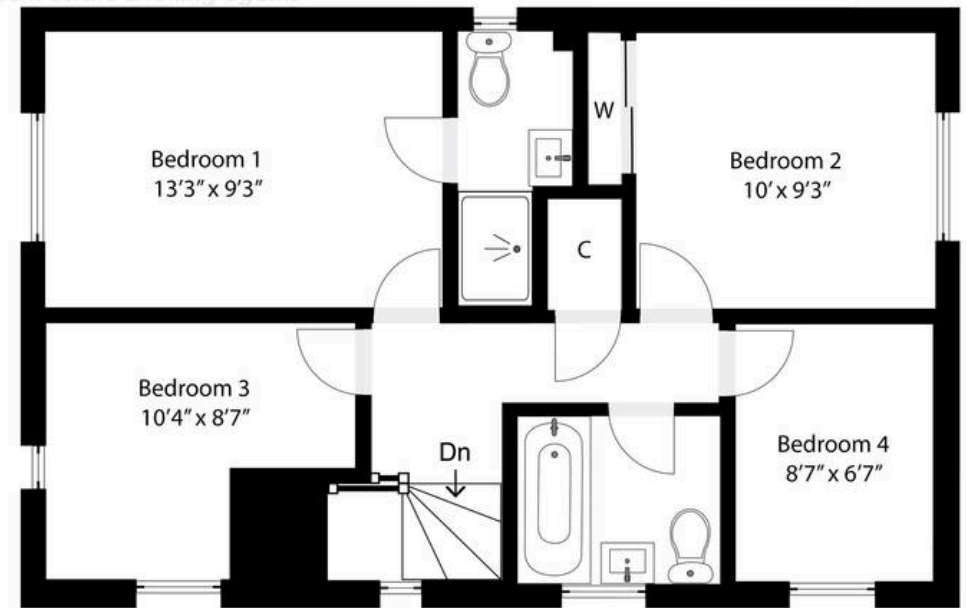
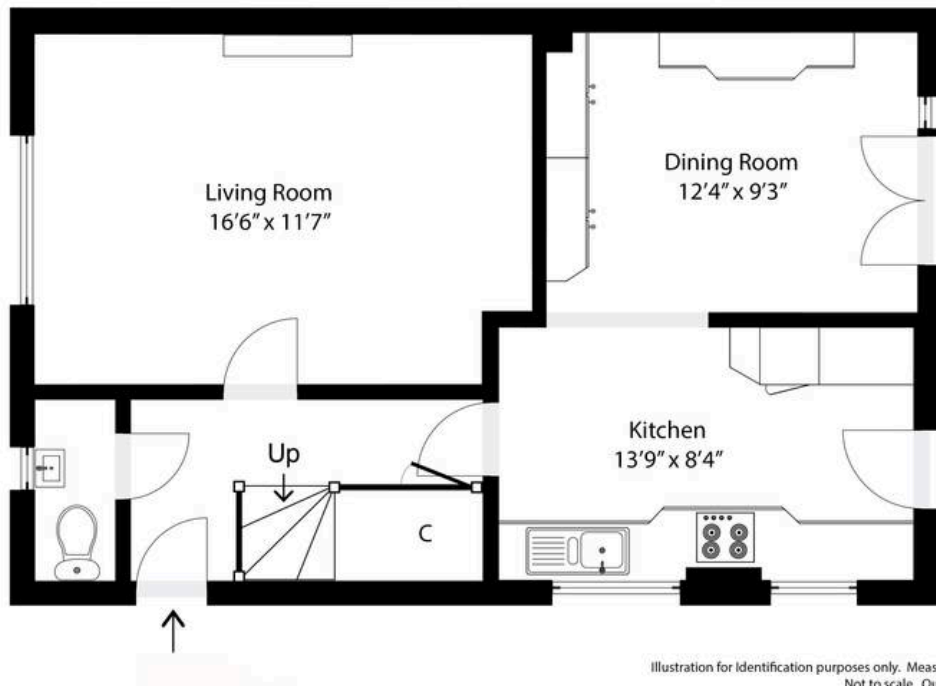


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.



## 40 Mount Pleasant Close

Lyminge, Folkestone

**Price range £465,000 - £475,000** This exceptional four bedroom detached house offers modern elegance situated in a tranquil cul-de-sac in the charming village of Lyminge. Upon entry, there is a welcoming hall and cloakroom/WC. The spacious living room beckons with its inviting ambience, providing a cosy retreat for relaxation and entertainment. The stylish modern kitchen is a culinary haven with underfloor heating, opening to a dining room with bespoke fitted units, dresser with a wine fridge and also benefitting from underfloor heating, also French doors to the garden. Upstairs, there are four bedrooms, the master bedroom boasts an en suite shower room with underfloor heating. A well-appointed family bathroom with underfloor heating serves the remaining bedrooms. Outside, the property boasts a meticulously maintained front garden with a lush fruit tree border, a driveway, and double garage, providing ample parking space for vehicles and storage. The enclosed rear garden offers a large patio area perfect for alfresco dining. Artificial lawn with established borders, plum tree and 'espalier' apple tree, paved path and decking area. The garden further benefits from an irrigation system.

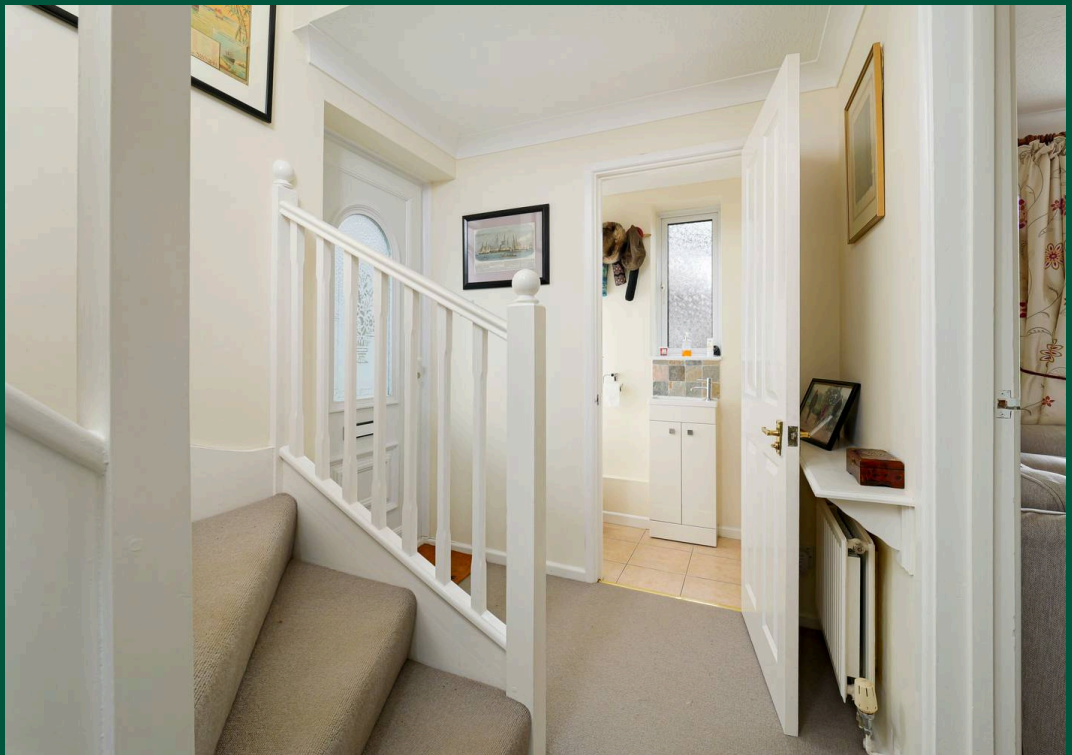
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C











## Laing Bennett

Laing Bennett Ltd, The Estate Office, 8 Station Road – CT18 8HP

01303 863393 • [info@laingbennett.co.uk](mailto:info@laingbennett.co.uk) • [www.laingbennett.co.uk/](http://www.laingbennett.co.uk/)

DISCLAIMER – These details are for guidance only and do not form part of an offer or contract. Measurements are approximate. Laing Bennett Ltd and the Vendor/Landlord accept no liability. Services and appliances are untested. Applicants must make their own checks. Items shown may not be included. No staff have authority to give warranties.