



## Lake Drive

Hythe CT21 4BN

- Modern Terraced Home
- Kitchen/Breakfast Room With Integrated Appliances
- Spacious Lounge/Diner
- Bathroom & En Suite Shower Room
- Rear Patio & Garden
- Built in 2020
- Remainder Of NHBC 10 Year Warranty
- Three Bedrooms
- Downstairs WC
- Two Allocated Parking Spaces

**Offers In Excess Of £300,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented modern three bedroom terraced home on the popular Martello Lakes development situated to the west of Hythe. Built in 2020, the accommodation is in immaculate order throughout and comprises a reception hall, a modern fitted kitchen/breakfast room with integrated appliances, a spacious lounge/diner, and a cloakroom to the ground floor, with a master bedroom and en suite shower room, two further bedrooms and a bathroom to the first floor. The rear garden has been laid to lawn with a paved patio. The property also benefits from two allocated parking spaces, and the remainder of a ten year NHBC warranty. An early viewing comes highly recommended.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

#### Ground Floor:

##### Front Entrance

With pitched roof canopy over, outdoor wall light, composite front door with frosted double glazed panels, opening to reception hall.

##### Reception Hall 12'10 x 3'8

With stairs to first floor, built-in store cupboard, wood effect vinyl flooring, dado rail, heating control panel, radiator.

##### Cloakroom

With UPVC frosted double glazed window, WC, pedestal wash hand basin with mixer tap and tiled splashback, consumer unit, extractor fan, wood effect vinyl flooring, coved ceiling, radiator.

### **Kitchen/Breakfast Room 12'1 x 7'6**

With front aspect UPVC double glazed window, square edged worktops with tiled splashbacks and concealed downlighters over, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with splashback and extractor canopy over and electric oven under, integrated Zanussi appliances comprising dishwasher, washer/dryer and fridge/freezer, range of grey gloss finish store cupboards and drawers, cupboard housing Ideal gas-fired combination boiler, wall-mounted dropleaf breakfast bar, extractor fan, wood effect vinyl flooring, radiator.

### **Lounge/Diner 15' x 14'6**

With rear aspect UPVC double glazed windows and French doors opening to patio and rear garden, large understairs store cupboard, wood effect vinyl flooring, two radiators.

### **First Floor:**

#### **Landing**

With loft hatch, dado rail, built-in shelved linen cupboard, radiator.

#### **Bedroom 13'10 x 8'5**

With rear aspect UPVC double glazed window with distant sea view, heating control panel, radiator, door to en suite shower room.

### **En Suite Shower Room**

With fully tiled shower cubicle with Mira electric shower, pedestal wash hand basin with mixer tap and tiled splashback, WC, shaver point, extractor fan, herringbone style wood effect vinyl flooring, radiator.

### **Bedroom 10'2 x 8'4**

With front aspect UPVC double glazed window, radiator.

### **Bedroom 8'9 x 6'2**

Currently used as a dressing room, with rear aspect UPVC double glazed window with distant sea view, radiator.

### **Bathroom 7'11 (max) x 6'2**

With UPVC frosted double glazed window, panelled bath with mixer tap and tiled splashback, pedestal wash hand basin with mixer tap and tiled splashback, WC, extractor fan, herringbone style wood effect vinyl flooring, radiator.

### **Outside:**

The property enjoys a private rear garden, mostly laid to lawn and with a paved patio by the French doors, There is an outside tap, two wall lights, a garden shed and gated rear access to a shared alleyway. To the front of the property are two allocated parking spaces.

### **Estate Management Charges:**

Kent Gateway Block Management: £256.00 per annum.  
Residential Management Group: £194.00 per annum.



**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band C**  
**EPC Rating B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.