



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

Guide Price £375,000

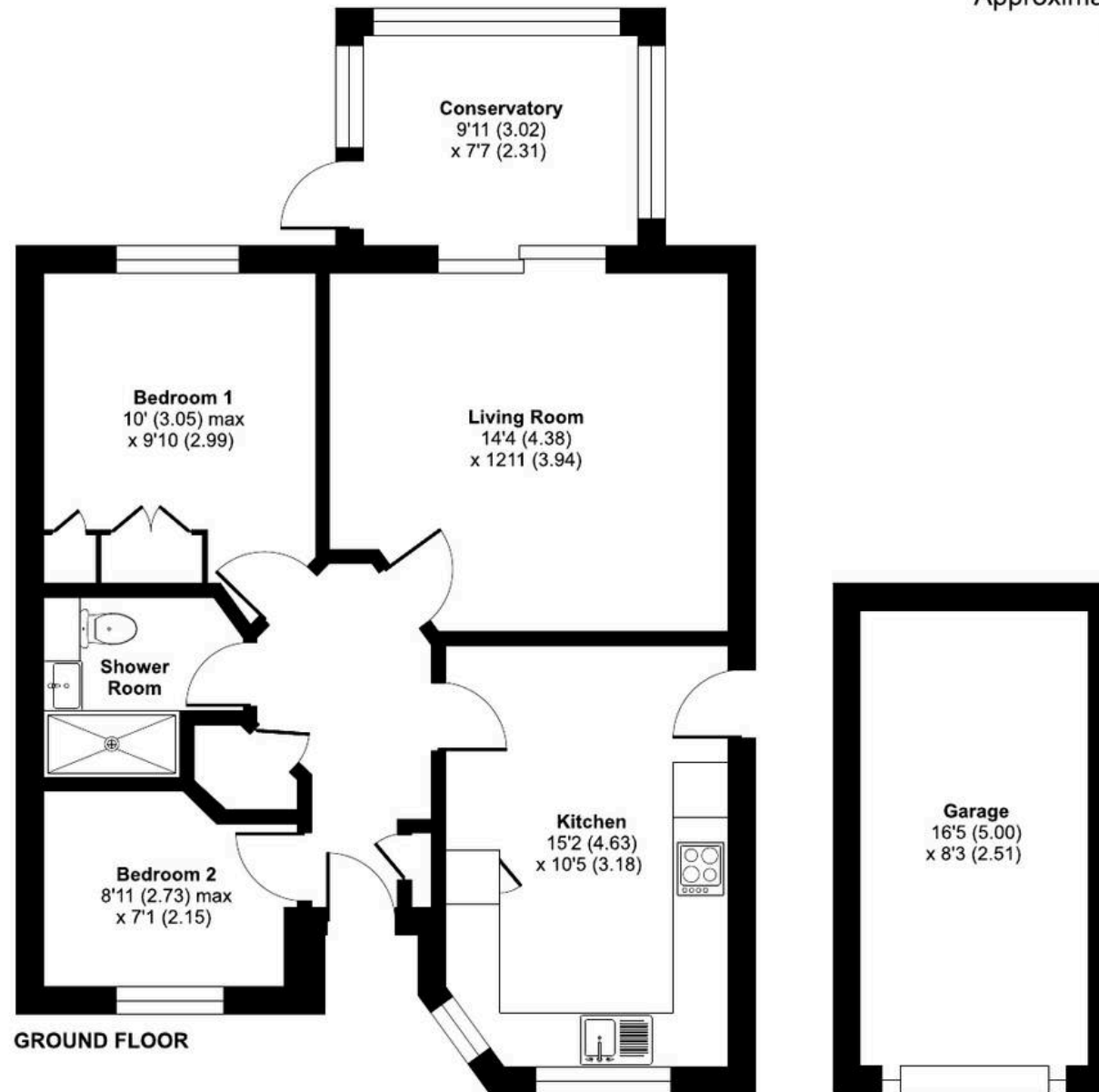
# Mount Pleasant Close, Lyminge, Folkestone, CT18

Approximate Area = 731 sq ft / 67.9 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 866 sq ft / 80.4 sq m

For identification only - Not to scale





## 1 Mount Pleasant Close

Lyminge, Folkestone

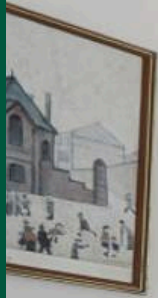
Welcome to this beautifully presented detached bungalow, offering two spacious bedrooms, a modern bathroom, and a bright reception room. The home's inviting layout features a generous living area with sliding doors that open into a conservatory. The kitchen is equipped with modern units and a cosy dining space. Step outside to discover a landscaped, low-maintenance garden with decorative flower beds, a patio for outdoor dining, and a handy garden shed for extra storage. Driveway and a garage provide secure and convenient parking and storage. The property is situated in 'Mount Pleasant Close' which is a quiet cul de sac in the village of Lyminge which is nestled in the spectacular North downs which has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefiting from the amenities the village has to offer.

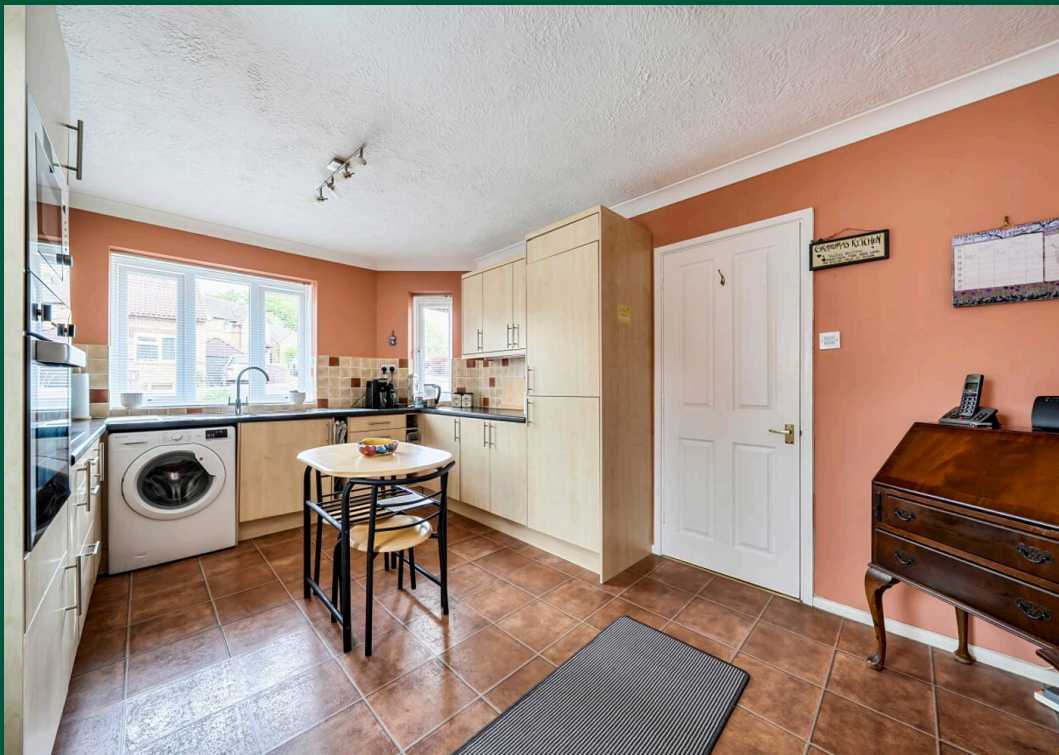
Council Tax band: TBD

Tenure: Freehold

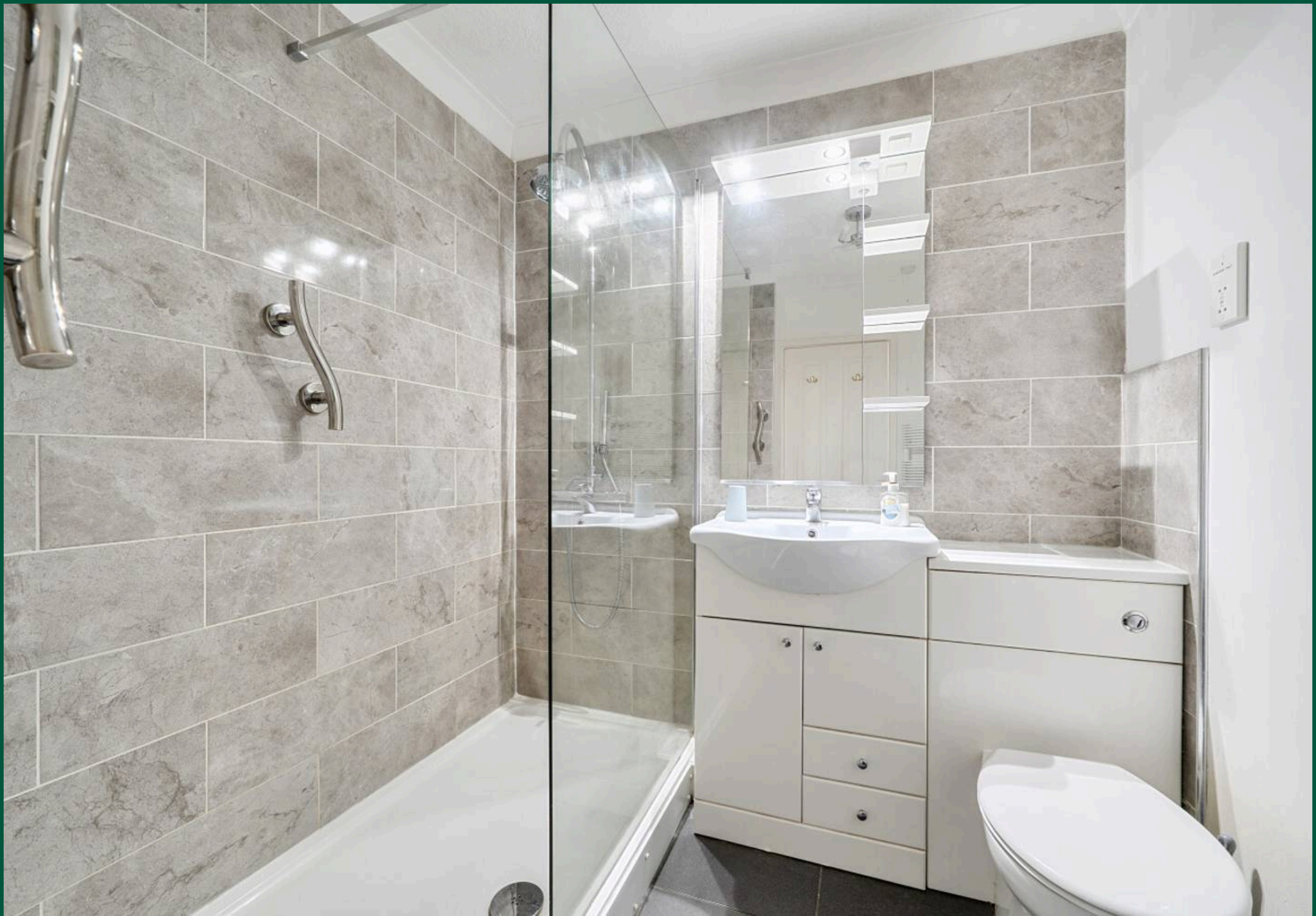
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











## Laing Bennett

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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.