



## The Mount Canterbury Road, Lyminge - CT18 8HU

Guide Price £565,000



Approximate Gross Internal Area = 125 sq m / 1343 sq ft

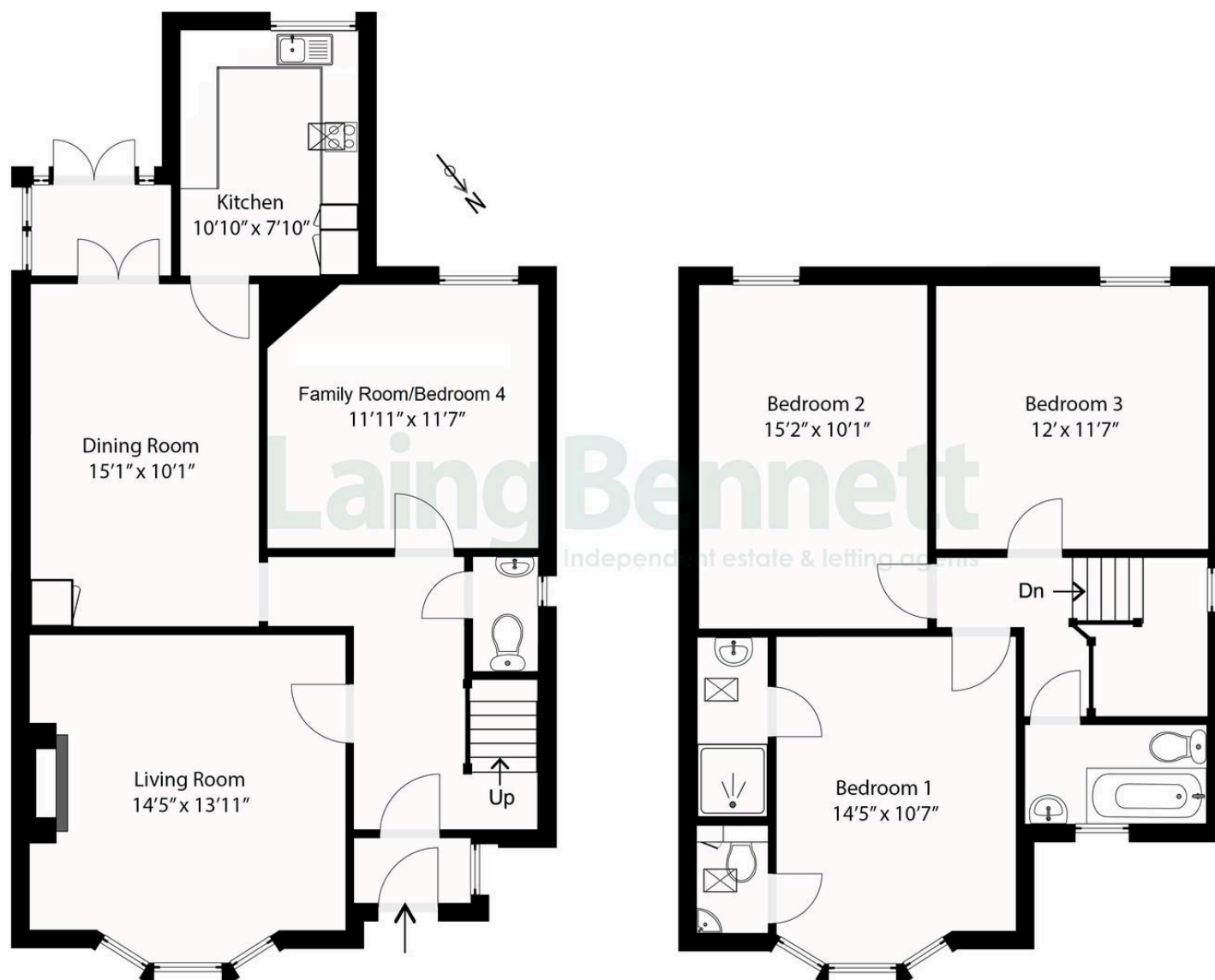


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

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## The Mount Canterbury Road

Lyminge, Folkestone

Positioned delicately back from the road in the beating heart of the village, this wonderful detached property offers flexible and spacious accommodation. Bathed in natural light throughout, and offering beautiful period features; as you walk around this wonderful property you catch views of the rolling countryside and village life. Benefits from a south westerly enclosed rear garden and driveway to the rear with space for several cars.

Accommodation comprises: Ground floor - porch, entrance hall, living room, family room, dining room, kitchen and WC. First floor - Main bedroom with en suite shower room and separate toilet. There are two further double bedrooms and a family bathroom. Outside - Front garden, enclosed rear garden and parking for at least three cars to the rear of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





















## 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/)

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