



**2 Hogben Close, Lyminge - CT18 8ND**

Guide Price **£350,000**

Approximate Gross Internal Area (Excluding Garage) = 59 sq m / 635 sq ft  
Garage = 13 sq m x 140 sq ft

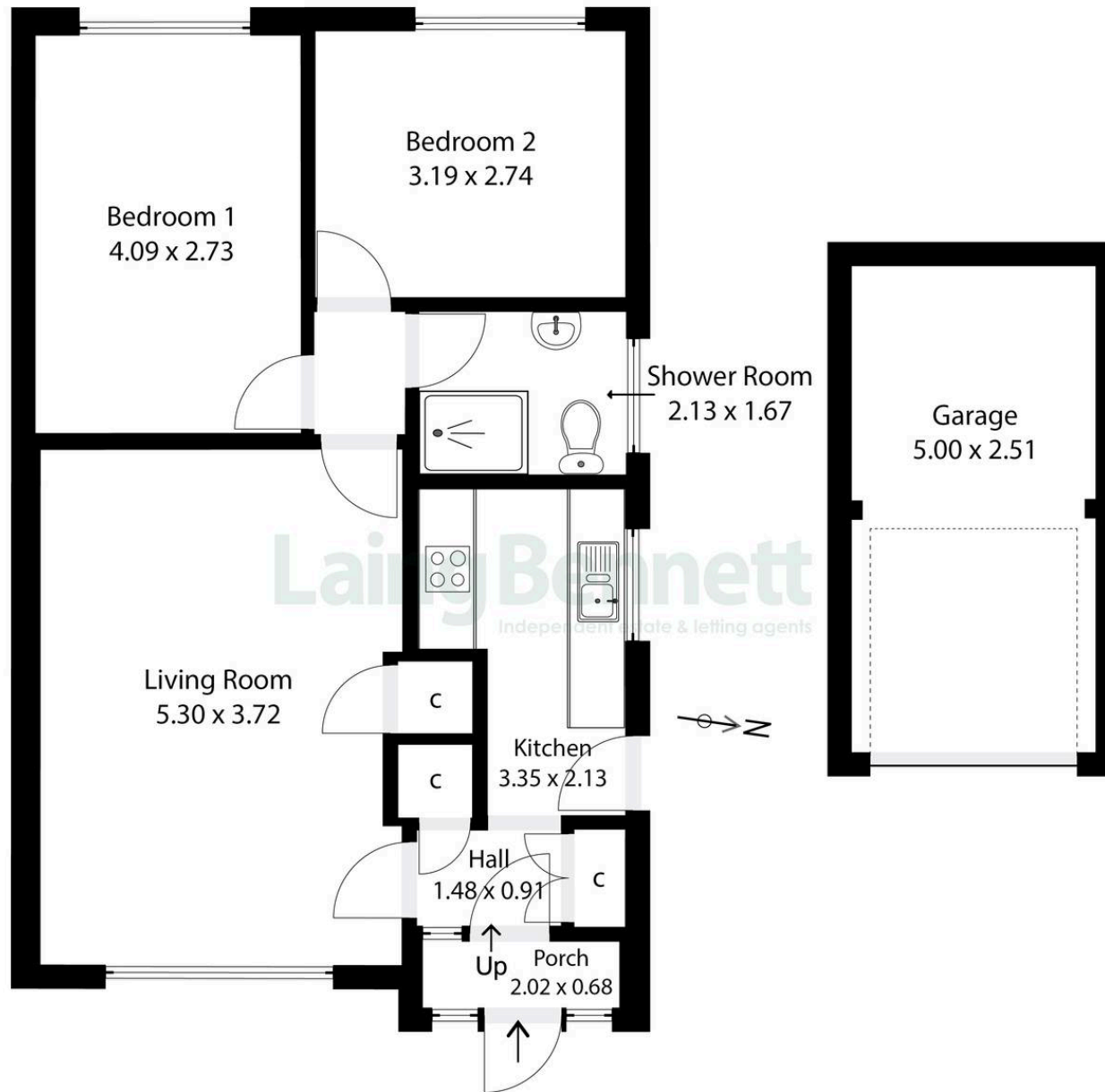


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.  
Not to scale. Outbuildings are not shown in actual location.

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## 2 Hogben Close

Lyminge, Folkestone

Step inside this delightful two bedroom semi detached bungalow, where comfort and modern style combine to create a bright and welcoming home. An entrance porch opens into the hallway, leading through to a spacious open plan living and dining area, beautifully illuminated by large front picture window that fills the room with natural light and creates a warm airy atmosphere, perfect for both relaxing and entertaining. An inner hall provides access to two double bedrooms overlooking the garden, along with a contemporary shower room/WC. The attractive kitchen is fitted with wooden worktops and features a glazed door opening directly onto the garden. Externally, the property benefits from a driveway to the front, providing off road parking and access to a detached garage. The charming rear garden is ideal for outdoor living, boasting a private sun terrace perfect for morning coffee or summer barbecues, while a greenhouse provides additional storage and space for keen gardeners.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





**Laing  
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Independent estate & letting agents

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