



**37 Mount Pleasant Close, Lyminge - CT18 8HF**

Guide Price **£384,000**

Approximate Gross Internal Area (Excluding Garage) = 91 sq m / 976 sq ft  
Garage = 12sq m / 134 sq ft

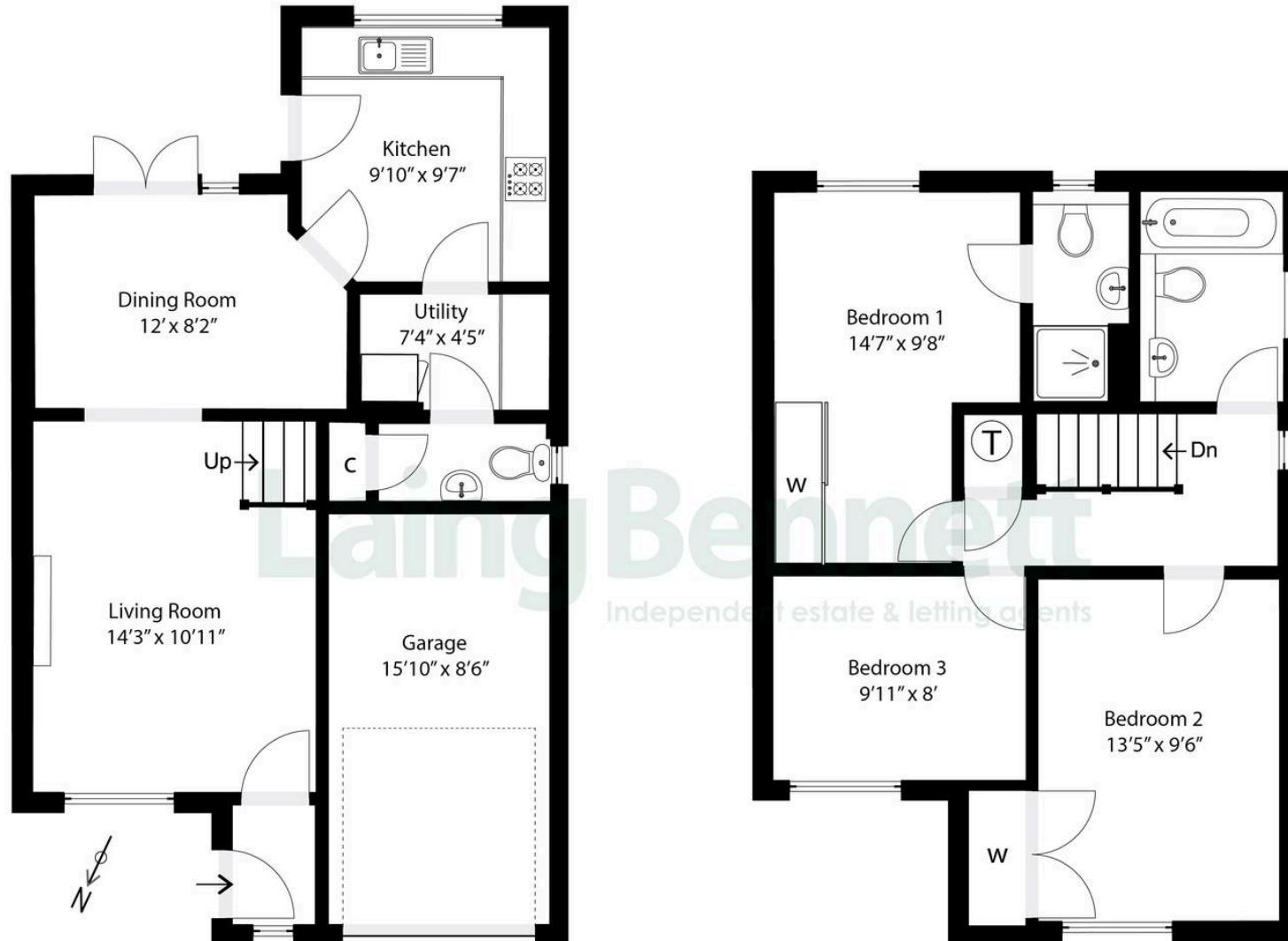


Illustration for Identification purposes only. Measurements are approximate. Dimensions given are between the widest points.

Not to scale. Outbuildings are not shown in actual location.

© Unauthorised reproduction prohibited - chriskemps@hotmail.com



## 37 Mount Pleasant Close

Lyminge, Folkestone

This well kept three-bedroom detached home is located in the sought-after village of Lyminge, offering comfortable living in a popular cul de sac setting. Well-maintained and thoughtfully laid out, the property provides a practical and inviting space ideal for family life or those looking to enjoy village living. The ground floor comprises a welcoming living room, a separate dining area, a well-equipped kitchen, and a useful utility space, along with a convenient cloakroom/WC. Upstairs, you'll find three bedrooms, two with built-in wardrobes, en suite to the main and a modern family bathroom. Externally, the home benefits from a private driveway, an integral garage, and an enclosed rear garden. This is a fantastic opportunity to secure a home in a vibrant village community with a range of amenities and scenic countryside walks right on the doorstep.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## 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.