



16 Lancaster Drive
Hawkinge, FOLKESTONE, CT18 7SW
£395,000 NO CHAIN

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16 Lancaster Drive

A spacious end of terrace four-bedroom family house in a semi-rural location on the very edge of the popular village of Hawkinge.

Situation

16 Lancaster Drive is ideally located on the outskirts of Hawkinge, providing the perfect balance between village convenience and countryside living. Hawkinge offers a wide range of essential facilities, including a Tesco Express, Lidl Superstore, two pharmacies, a doctors' surgery, dental practice, two primary schools, a Post Office, and a well-equipped care home. For leisure and social activities, the village features an active community center, village hall, the Mayfly restaurant, a café/coffee shop, and a selection of takeaway options including Indian and Turkish cuisine. A regular bus service connects Hawkinge to the coastal port of Folkestone to the south, and to the cathedral city of Canterbury to the north via the A2. Both destinations offer excellent shopping, recreational, and educational facilities, along with mainline train services to London. The high-speed rail link is also available from Folkestone, providing fast connections to London St Pancras via Ashford. The property is conveniently located just a short drive from the Channel Tunnel terminal at Cheriton and the M20 motorway, making it ideal for commuters and frequent travelers.

The Property

This spacious end of terraced four-bedroom family house over three floors located on the very edge of the popular village of Hawkinge. The accommodation is light and airy with an open plan design that focuses on modern day living.

On the ground floor the entrance hall leads to cloakroom/WC, living/dining room and well equipped fully fitted kitchen with built-in appliances.

The spacious living/dining room overlooks the private rear garden and a breakfast bar to the fully fitted kitchen which provides a contemporary and open feel to this fabulous space.

On the first floor are three bedrooms and a family bathroom. Bedrooms two and three have built-in wardrobes.

The spacious master bedroom on the second floor has exceptionally large wardrobe space along with an en-suite shower room.

Outside

The front garden is enclosed behind neat laurel hedging, with a pedestrian side gate giving access to the rear. The rear garden is fully enclosed with panelled fencing, and is low maintenance, being laid to lawn.

There is a small, paved patio area adjacent to the French doors. A further pedestrian gate leads to the car barn at the rear, with parking for two vehicles.

Services

All services are understood to be connected.

Mechanical Ventilation with Heat Recovery (MVHR) system, offering efficient air circulation with heat retention, contributing to lower running costs and improved comfort.

Local Authority

Folkestone & Hythe District Council, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: TBC

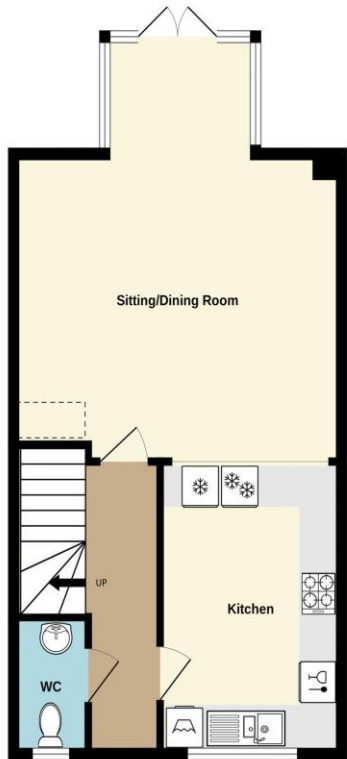
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

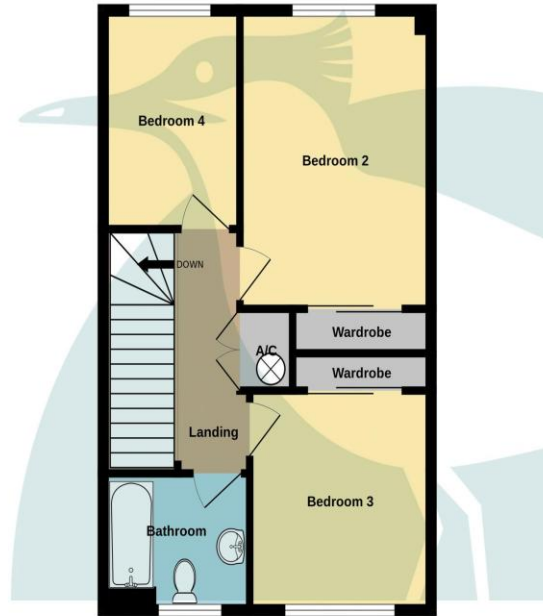


To view this property call Colebrook Sturrock on **01303 892000**

Ground Floor
527 sq.ft. (49.0 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



2nd Floor
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	61 B	64 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance Hallway

Cloakroom/WC

6' 5" x 2' 11" (1.95m x 0.89m)

Sitting/Dining Room

19' 11" x 17' 2" (6.07m x 5.23m)

Kitchen

13' 8" x 9' 7" (4.16m x 2.92m)

First Floor Landing

10' 7" x 3' 6" (3.22m x 1.07m)

Bedroom Two

14' 0" x 9' 9" (4.26m x 2.97m)

Bedroom Three

10' 3" x 9' 9" (3.12m x 2.97m)

Bedroom Four

10' 3" x 7' 2" (3.12m x 2.18m)

Bathroom

7' 0" x 6' 5" (2.13m x 1.95m)

Second Floor Landing

Master Bedroom

17' 1" x 13' 4" (5.20m x 4.06m)

En Suite

6' 3" x 7' 8" (1.90m x 2.34m)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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