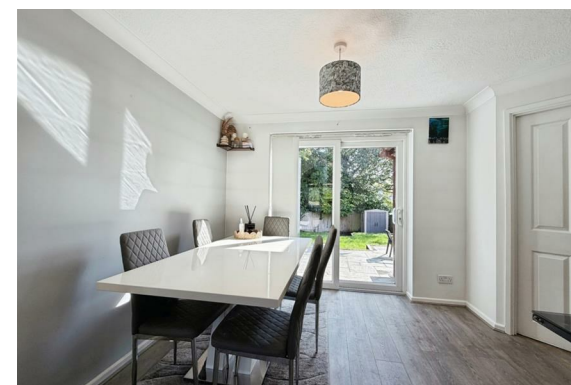




Mount Pleasant Close, Lyminge, Folkestone, Kent, CT18 8HF

- Detached Family Home
- Sitting Room
- Kitchen
- Ensuite Shower Room
- Landscaped Rear Garden
- 3 Well Proportioned Bedrooms
- Dining Room
- Separate Utility Room
- Family Bathroom and Ground Floor Cloakroom
- Cul-de-Sac Location

Asking Price £389,950



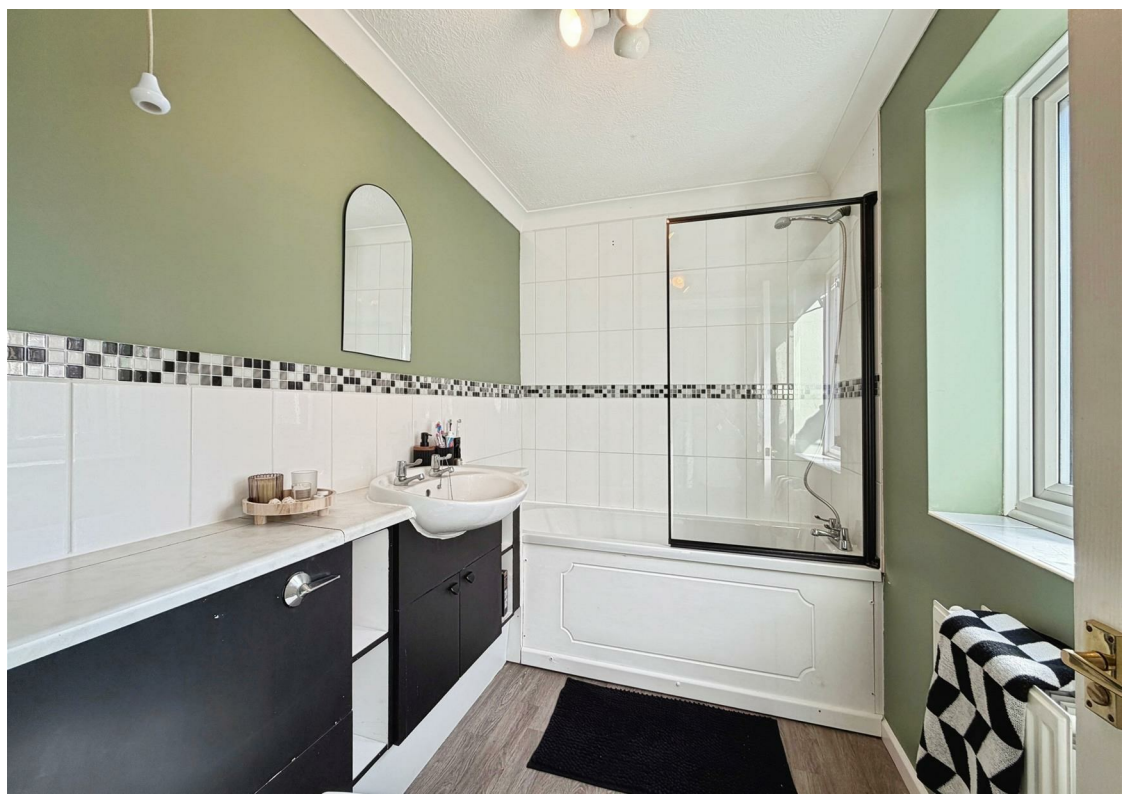
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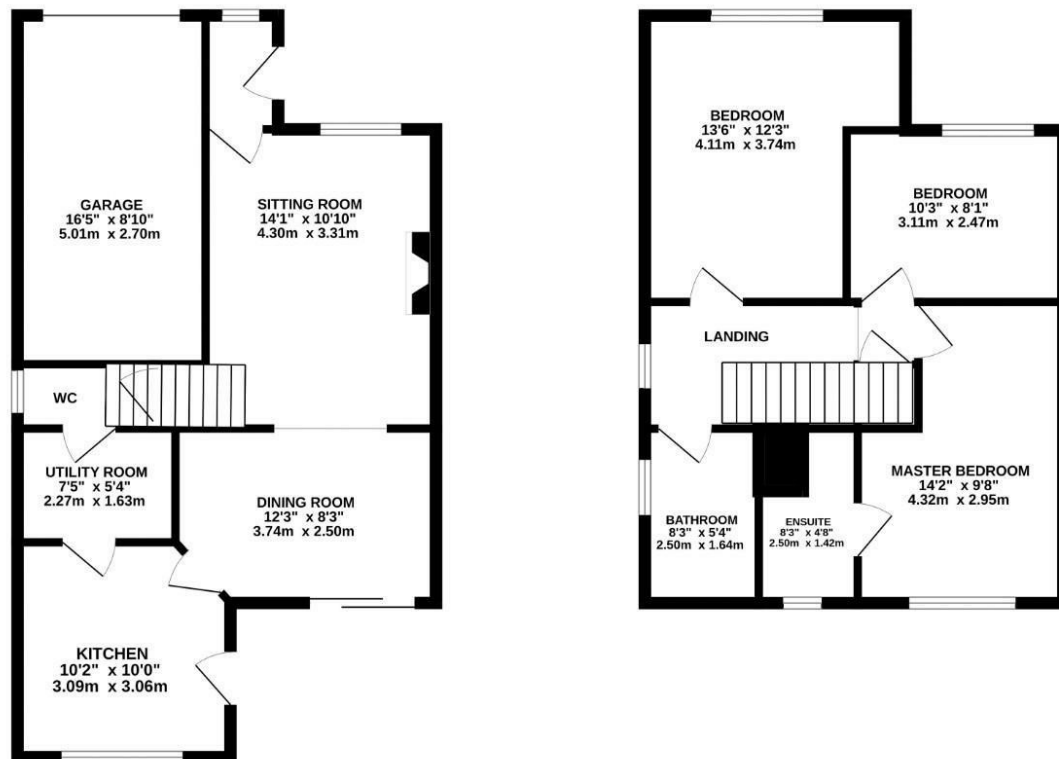
DESCRIPTION

Tucked away from passing traffic is this tidy family home in this well respected village cul-de-sac. Smartly presented the accommodation offered includes a sitting room which in turn leads to the dining room having double glazed sliding patio doors giving access to the rear garden. The kitchen, overlooking the rear garden, has a range of integrated appliances and the added benefit of a separate utility room and most useful cloakroom. From the first floor landing there are 3 well proportioned bedrooms, the master bedroom having an ensuite shower room. In addition there is a three piece family bathroom. All windows are double glazed and a gas heating system is installed. The present owners have, in more recent years, had the rear garden terraced and landscaped. There is an integral garage.

The charming village of Lyminge is approximately 5 miles from Folkestone and the Channel Tunnel and is nestled in the scenic Elham Valley. The village is surrounded by farmland and ancient forests. There is a wide variety of fauna and flora in the surrounding area along with a range of local shops and a strong community.







TOTAL FLOOR AREA : 1078 sq.ft. (100.2 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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Viewings

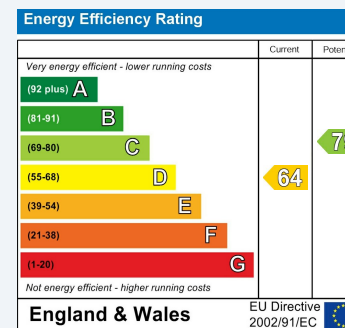
Please contact folkestone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.