



**HUNTERS®**  
HERE TO GET *you* THERE



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A well presented three bedroom detached bungalow, with two reception rooms, en suite to master bedroom, driveway and garage, a well cared for garden and is situated in a quiet location in the popular village of Lympne.

The spacious accommodation offers entrance hall leading to a double aspect sitting/dining room with access to kitchen. The kitchen offers a range of wall and base units with integrated oven, hob, dishwasher, fridge/freezer and washing machine. There is an inner hall that leads to a master bedroom with en suite shower room, two further double bedrooms, bathroom and a further reception room overlooking the garden.

Externally the property offers a driveway offering parking for several cars leading to a detached single garage. The front garden is mainly laid to lawn with a variety of mature well cared for flower and shrub borders and side access leading to rear garden. The enclosed rear garden offers a laid to lawn garden with a variety of mature flower and shrub borders, two patio areas and greenhouse.

The excellent local amenities include primary school, local newsagent/post office, village hall, pub, Lympne castle and of course you could also visit Port Lympne Zoo. Hythe town is just a short drive away and provides a range of amenities such as supermarkets, restaurants, sports and leisure facilities, the famous Hythe and Dymchurch steam railway is a popular visiting destination and the area has easy access to the motorway. The property is approximately a one mile away from Westernhanger train station which offers services into Ashford and London, while the high-speed service can also be accessed from both Folkestone central and West stations.

Services - Mains water, electricity and sewerage

Heating - Electric heating

Broadband - Average Broadband Speed 1mb - 1000mb

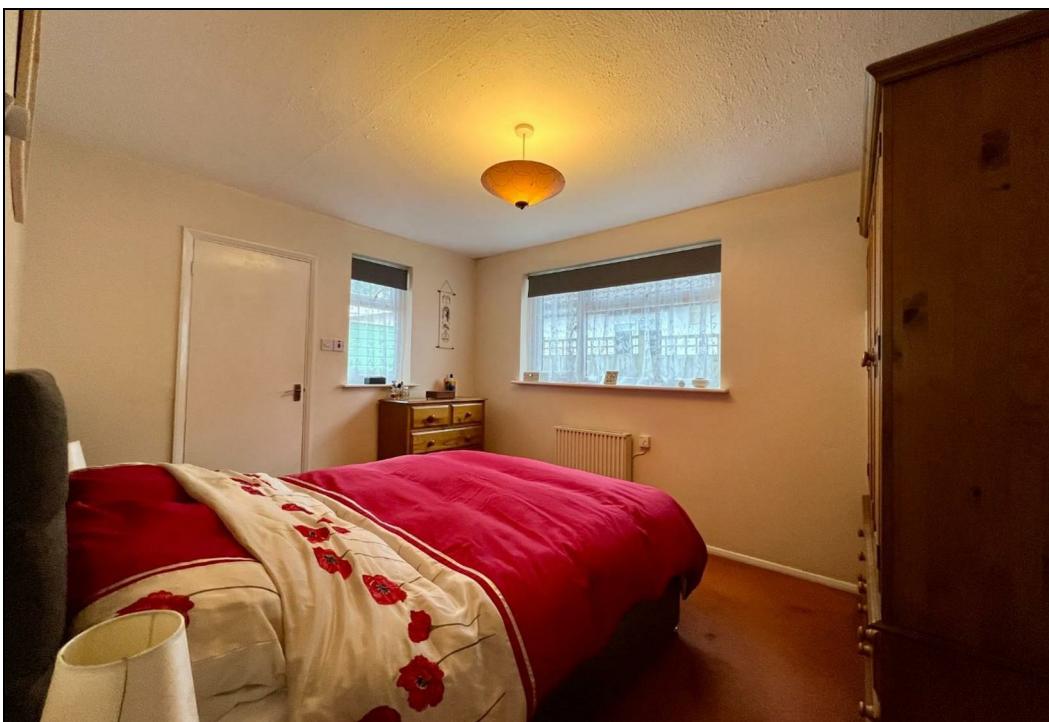
Mobile Phone coverage - Poor - Good

Flood Risk - Very Low



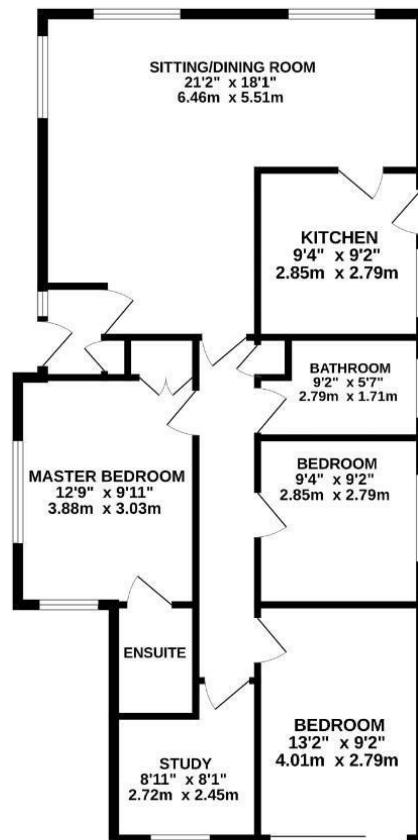
- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- EN SUITE SHOWER ROOM AND BATHROOM
- DRIVEWAY AND GARAGE
- WELL CARED FOR GARDENS
- SITUATED IN A QUITE LOCATION



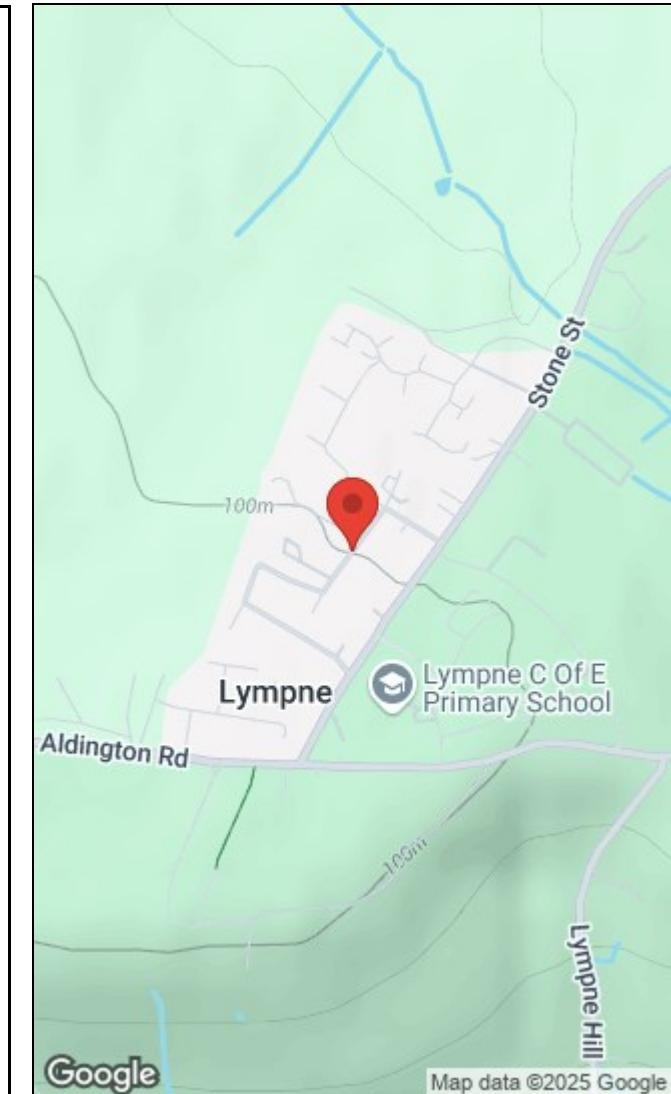




## GROUND FLOOR



While every precaution has been made to ensure the accuracy of the floor plan contained here, measurements on plan, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Hodges and Mawer Ltd 2020



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	
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