

Laing Bennett
INDEPENDENT ESTATE & LETTING AGENTS

2 Minter Close, **Densole**, Folkestone, Kent, CT18 7DX

Guide Price £229,995

EPC RATING = E

**Viewing
Advised**

A well appointed semi detached bungalow situated in a cul de sac in the village of Densole close to the town of Hawkinge. The accommodation comprises: entrance porch, boot room/utility, entrance hall, living/dining room with open fireplace, fitted kitchen, two double bedrooms and bathroom. Front garden, enclosed south facing rear garden, large brick paved driveway and attached garage. The property is well presented throughout. EPC RATING = E



Ground floor

UPVC entrance door with opaque side panel opening to:

Entrance porch

A spacious porch | Tiled flooring | UPVC double glazed window to the side | Space for dresser | Exposed brick walls | Spotlights | UPVC double glazed door leading to the entrance hall and further door leading to:

Boot room/utility

Exposed brick walls | Work surface | Cloak hooks | Ideal space for boot room | Power points | Space for tumble dryer

Entrance hall

LED spotlights | Coved ceiling | Radiator | Tile effect vinyl flooring | Doors to:

Living/dining room 15'9" x 11'6" (4.80m x 3.51m)

Rear aspect | UPVC double glazed French doors with matching full height side panels, overlooking the rear garden | Open fireplace with exposed brick surround and hearth | TV point and SAT cable | Radiator

Kitchen 10'4" x 8'8" (3.15m x 2.64m)

Dual aspect | UPVC double glazed windows to the side and rear | UPVC double glazed door leading to the garden | Modern kitchen with base units comprising: cupboards and drawers with a textured work surface over incorporating a stainless steel sink with drainer | Matching wall cabinets | Full height unit with space for housing a low level fridge | Space and plumbing for washing machine and dishwasher | Space for electric cooker | Airing cupboard | Tile effect vinyl flooring | LED spotlights | Hatch to loft space | Part wall tiling

Bedroom one 14'9" x 11'6" (4.50m x 3.51m)

Front aspect | Large UPVC double glazed window, overlooking the enclosed front garden | Radiator

Bedroom two 10'0" x 8'8" (3.05m x 2.64m)

Front aspect | UPVC double glazed window | Radiator | This room is currently used as dining room | TV point

Bathroom

Opaque UPVC double glazed window | A matching white suite comprising: low level WC, pedestal wash hand basin and bath with electric instant shower over | White wall tiling | Radiator | Vinyl flooring | Spotlights

Outside

Front garden

The property is approached from the side providing an enclosed front garden with fencing and tree border and laid to lawn

Driveway

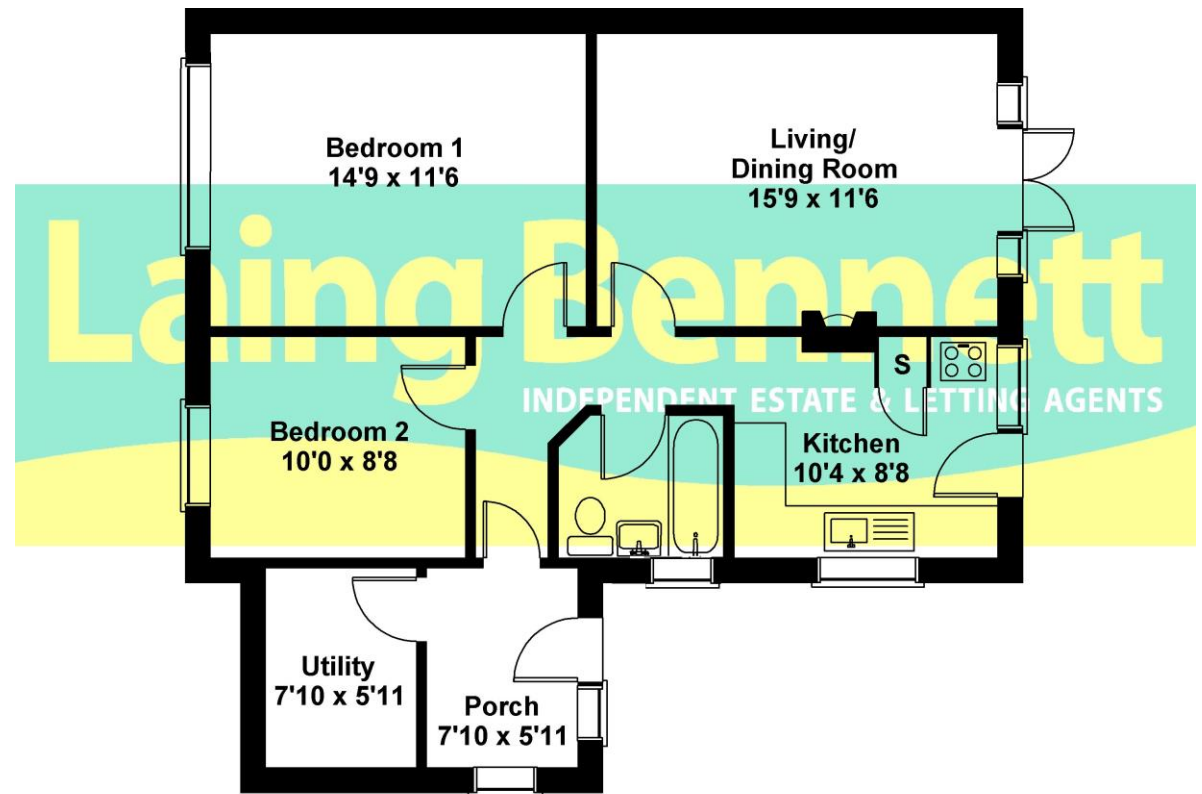
Large impressive brick paved driveway with decorative edging | Parking for several vehicles | Double pedestrian gates leading to the rear garden

Garage

Brick paved driveway to the front | "Up and over door" | Power and light | UPVC personal door to the rear garden

Rear garden

A south facing garden | Enclosed by fencing | Large patio area running across the rear of the property | Railway sleeper border and well kept lawn | Further railway sleeper raised gravel borders to the rear with shrubs and small trees



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

Council Tax Band C (Shepway District Council)

Drainage Mains drainage

Heating Electric

Tenure Freehold

Postcode CT18 7DX

Viewings Strictly by appointment only - Property Reference LB_001476



Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Kent | CT18 8HP

www.laingbennett.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F		39	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		47	
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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