



## Lake Drive

Hythe CT21 4BN

- Modern Terraced Home
  - Three Bedrooms
- Kitchen With Fitted Appliances
- Bathroom & Ground Floor WC
- Two Allocated Parking Sapces
- Built In 2020
- Lounge/Diner
- En Suite Shower To Main Bedroom
  - Rear Garden & Patio
- Remainder Of 10 Year NHBC Warranty

**Guide Price £300,000-£315,000 Freehold**





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Mapps Estates are delighted to bring to the market this well presented modern three bedroom home on the popular Martello Lakes development to the west of Hythe. Built in 2020, the accommodation is in excellent order throughout and comprises a reception hall, a modern fitted kitchen with integrated appliances, a lounge/diner, and a cloakroom to the ground floor, with a master bedroom with en suite shower room, two further bedrooms and a bathroom to the first floor. The rear garden has been laid to lawn with a paved patio. With two allocated parking spaces, and the remainder of a ten year NHBC warranty, an early viewing comes highly recommended.

Located on the Martello Lakes development to the south-western side of the Cinque Port town of Hythe, and enviably positioned between the prestigious 40-acre Martello Sailing & Fishing Lake and the English Channel. The historic Royal Military Canal is only a short walk from the property and offers pleasant walks, cycling and fishing, with the Canal path allowing walkers and cyclists to travel to Hythe centre itself. Here you will find a good selection of independent shops together with Waitrose, Sainsbury's and Aldi stores, along with the beautiful beach and unspoilt promenade. There is a good choice of schooling in the area, (including grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from Folkestone West and Folkestone Central giving fast services to London St Pancras in just over fifty minutes. Non fast services are also available from the nearby Sandling and Westenhanger stations.

#### **Ground Floor:**

##### **Front Entrance**

With pitched roof canopy over, wall light, small front garden area laid to slate chippings with planted hedging, composite front door with inset frosted double glazed panels, opening to reception hall.

##### **Reception Hall 12'11 x 3'11**

With stairs to first floor, built-in cloaks cupboard, heating control panel, herringbone wood effect vinyl flooring, radiator.

##### **Cloakroom**

With UPVC frosted double glazed window, corner pedestal wash hand basin with mixer tap over, WC, consumer unit, wood panelling to walls, extractor fan, vinyl tiled flooring, radiator.

### **Kitchen 12'1 x 7'6**

With front aspect UPVC double glazed window, modern fitted kitchen comprising a range of dark blue store cupboards and drawers, wood effect rolltop work surfaces with matching upstands and downlighters over, inset stainless steel sink/drainage with mixer tap over, integrated Zanussi appliances including fridge/freezer, dishwasher and washing machine, four ring gas hob with splashback and extractor canopy over and electric oven under, cupboard housing Ideal gas-fired combination boiler, herringbone wood effect vinyl flooring, radiator.

### **Lounge/Diner 15'1 (max) x 15'**

With rear aspect UPVC double glazed windows and French doors opening to patio and garden, large understairs store cupboard, herringbone wood effect vinyl flooring, two radiators.

### **First Floor:**

#### **Landing**

With built-in store cupboard, radiator.

#### **Bedroom 13'9 (max) x 8'6**

With rear aspect UPVC double glazed window with distant sea view, heating control panel, radiator, door to en suite shower room.

### **En Suite Shower Room**

With fully tiled shower cubicle with Mira electric shower, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect vinyl flooring, radiator.

### **Bedroom 10'2 x 8'5**

With front aspect UPVC double glazed window with hillside glimpses, loft hatch, radiator.

### **Bedroom 8'9 x 6'3**

With rear aspect UPVC double glazed window with distant sea view, radiator.

### **Bathroom 7'10 (max) x 6'3**

With UPVC frosted double glazed window, panelled bath with mixer tap, shower and shower screen and tiling over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, wood effect vinyl flooring, radiator.

### **Outside:**

The rear garden enjoys a paved patio area by the French doors, an outdoor tap, and a paved pathway running to one side of the lawn with pebbled borders. There is also a garden shed and back gate opening to a rear alleyway. To the front are two allocated parking spaces.

### **Estate Management Fees:**

We have been advised that there is an annual service charge of approximately £500.00



**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band C**  
**EPC Rating B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.