



## THE ACERS, COOLINGE LANE, FOLKESTONE

**£2,850 per month**

A rare opportunity to rent this large detached 5-bedroom family home in the popular Coolinge Lane.



# The Acers, Coolinge Lane Folkestone CT20 3JQ

**FIVE BEDROOMS , TWO EN-SUITE SHOWER ROOMS , LARGE GARDEN , GARAGE , DRIVEWAY , DETACHED HOUSE**

## Description

A rare opportunity to rent this large detached 5-bedroom family home in the popular Coolinge Lane.

Situated in a quiet cul-de-sac, the property comprises 5 bedrooms 3 bathrooms (plus downstairs WC) kitchen/diner with separate utility and two reception rooms. Two off road parking spaces and a garage. A welcoming spacious hallway upon entry branches off to the kitchen/diner, dining room that leads onto the lounge and a WC. The kitchen/diner is fitted with modern units and black worktops, integrated oven, hob and extractor fan and integrated dishwasher. The utility to the side has space for a washing machine and tumble dryer with a second entrance to the rear garden. The lounge and dining room can be closed off to create two separate reception rooms or opened up as one big room with patio doors out onto the garden.

Up to the first floor are five bedrooms, four double bedrooms and a single bedroom. The master includes an en-suite shower room and large built in wardrobes along with the second bedroom. Bedrooms three and four are another two good sized bedrooms and the fifth a good-sized single bedroom. A family bathroom with a WC, hand basin, bath and separate shower. The garden is a fantastic size with patio and lawn, side entrance from the street and a built-in rock-climbing wall on the side of the house.

Ready September. No smoking, working tenants.

Call Motis Estates on 01303 212020 to organise a viewing.

## Tenure

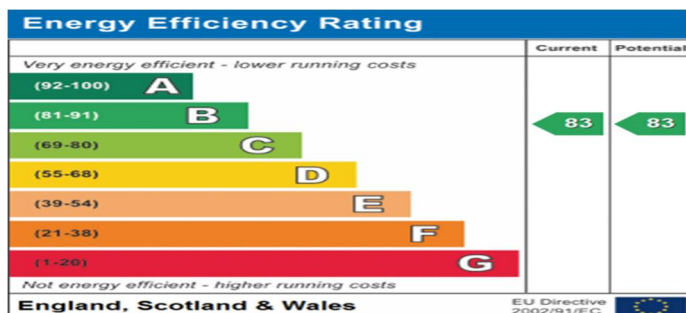
**Postcode** CT20 3JQ

**Viewings** Strictly by appointment only -  
Property Reference MOTIS\_004615

## Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00





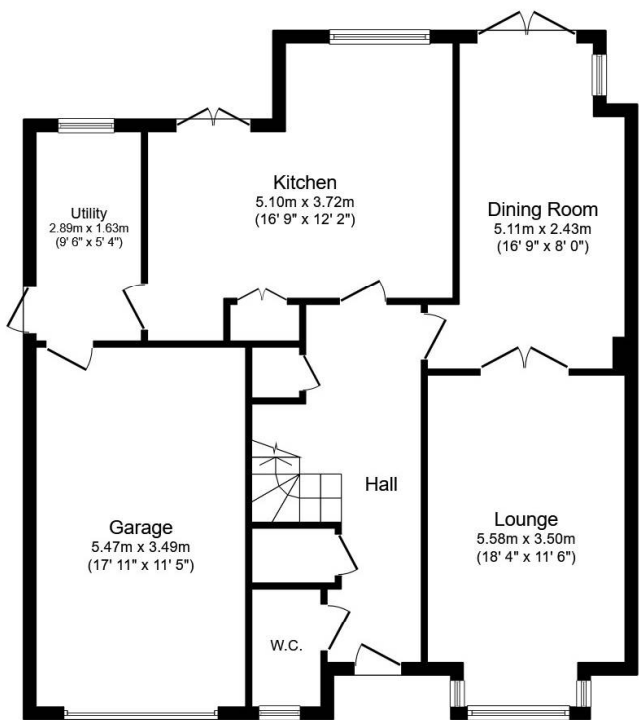




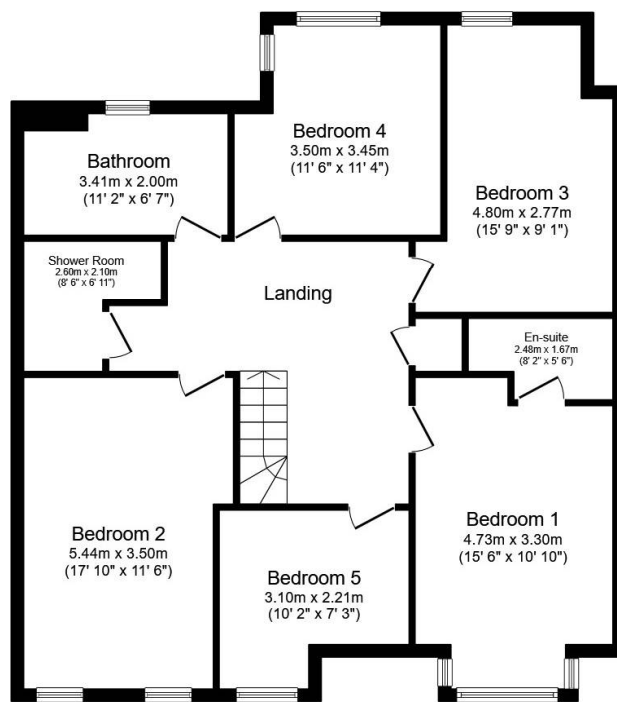








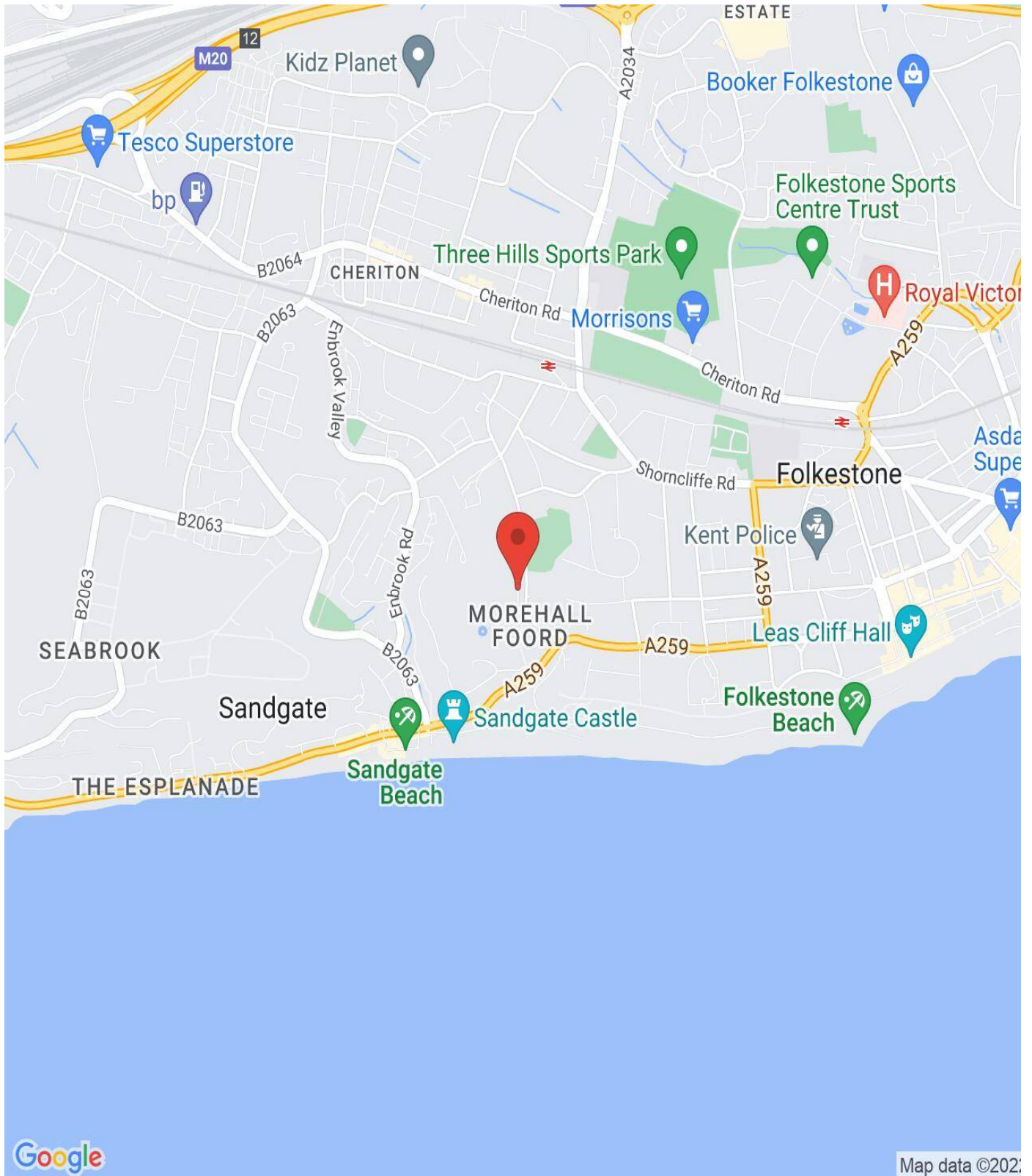
**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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#### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.