



Churchfields Road, Folkingham, Sleaford
offers in excess of £180,000 **Freehold**

QUENTIN
MARKS



Key Features

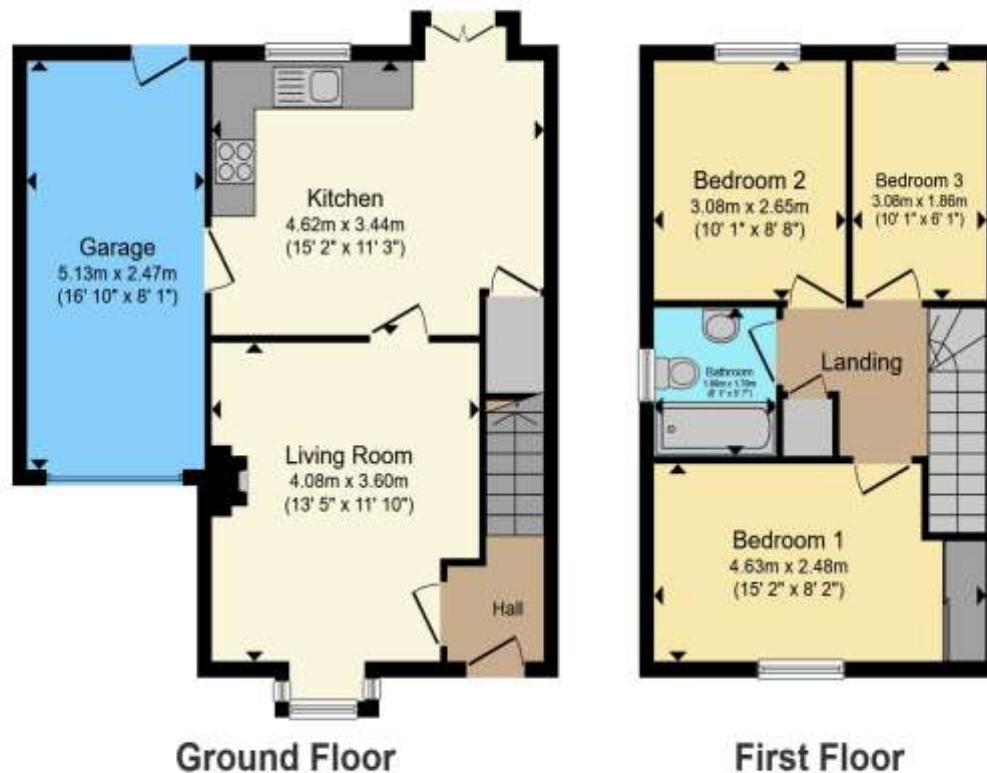


- Semi Detached House
- Popular Village
- Lounge With Bay Window
- Woodburner
- Kitchen Diner

Situated within a popular development in the attractive South Lincolnshire village of Folkingham, this improved semi-detached home benefits from uPVC double glazing throughout and would appeal to a range of buyers.

The lounge is a particular highlight, featuring a box bay window to the front elevation and a characterful wood-burning stove. From here, the property flows into the rear kitchen-diner, which spans the width of the house and offers a good range of base and wall units with complementary work surfaces, plumbing for a washing machine and dishwasher, and French doors opening directly onto the rear garden. Additional ground-floor features include a built-in understairs storage cupboard and internal access to the garage.





Total floor area 83.9 sq.m. (903 sq.ft.) approx

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). Powered by www.focalagent.com



To the first floor are three well-proportioned bedrooms, with the principal bedroom positioned at the front of the property and benefitting from a built-in wardrobe. The bathroom is well appointed, comprising a low-level WC, pedestal wash hand basin and a panelled bath with Mira shower over, with fully tiled walls.

Externally, the property offers a small front garden and a driveway providing off-road parking and access to the single garage, measuring approximately 5.23m x 2.49m. The garage is fitted with an up-and-over door, power and lighting, and a half-glazed pedestrian door leading to the rear garden.

The south-facing rear garden is a particular feature, being fully enclosed and enjoying a paved and gravelled patio area, with lawn and well-stocked borders beyond.

Early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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