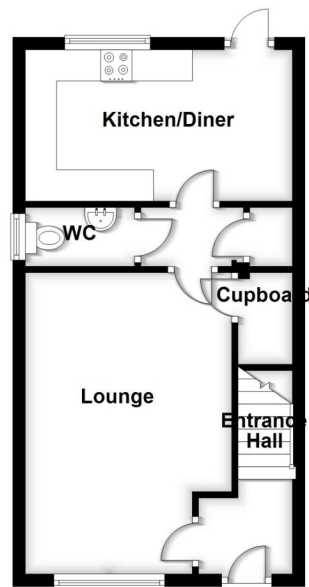
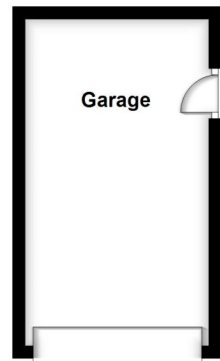


EPC TO FOLLOW

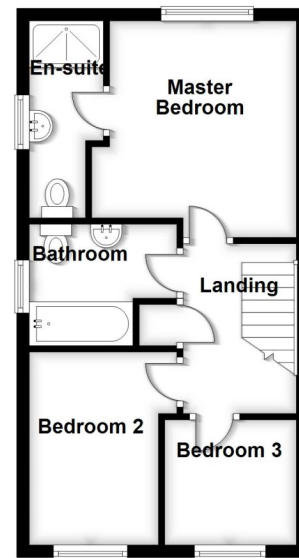
Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.7 sq. feet)



97 Churchfields Road, Folkingham, Sleaford, Lincolnshire, NG34 0TY

£210,000 Freehold

A superbly presented three bedroom semi detached home with fantastic views across open fields. The property offers excellent accommodation benefiting from, entrance hall, lounge, downstairs cloakroom, kitchen/dining room, master bedroom with en-suite, two further bedrooms and family bathroom. The property also benefits from oil fired central heating to radiators and upvc double glazed windows. Outside there is a driveway providing ample off road parking leading to a single garage with up and over door. The rear garden has a paved patio leading to a generous lawned garden with views across open fields. Please call 01778 392807 for more information.

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See things differently.



Bedroom One - 11'6" x 9'11" (3.5m x 3.02m) upvc double glazed window to the rear aspect with stunning countryside views, radiator, power points and door leading to:

En-Suite Shower Room - With modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, tiled walls and frosted window.

Bedroom Two - 10'3" x 7' (3.12m x 2.13m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 6'10" x 6'9" (2.08m x 2.06m) With upvc double glazed window to the front, radiator and power points.

Bathroom - With modern fitted suite comprising, panelled bath, low level wc, wash hand basin, part tiled walls and frosted window.

Outside - To the side there is a driveway providing ample off road parking leading to a SINGLE GARAGE with up and over door and personal door to the garden. The rear garden has a large patio leading to a well maintained lawned garden being fully enclosed and views across open fields.

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor and door leading to:

Lounge - 16'1" x 10'10" (4.9m x 3.3m) UPVC double glazed window to the front aspect, radiator, under stairs cupboard, power points and door leading to:

Inner Hall - With built in storage cupboard, door to the kitchen and door leading to:

Downstairs Cloakroom - With low level wc and wash hand basin.

Kitchen/Dining Room - 14'1" x 11'2" (4.3m x 3.4m) With fitted units comprising, one and a half bowl sink with cupboard below, excellent range of wall and base units, built in oven and hob, space for fridge freezer, space and plumbing for washing machine, oil boiler supplying hot water and central heating, tiled flooring, part tiled walls, upvc double glazed windows and door to the rear garden.

First Floor Landing - With built in airing cupboard plus further storage cupboard and door leading to:



LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

B