



**Highcliffe Bourne Road, Folkingham, Lincolnshire NG34 0SQ**

**£375,000**



\*\*\*IMMACULATELY PRESENTED DETACHED FAMILY HOME\*\*\* Rosedale are delighted to present to the market this lovely, spacious detached property within the popular village of Folkingham. The property has a welcoming entrance hall leading to a dual-aspect lounge and an office. There is a large dining room, kitchen/breakfast room, utility, and cloakroom. Upstairs there is a galleried landing leading to four double bedrooms, the main with ensuite, and a family bathroom. The whole property is presented exceptionally well and is ready to move into. Outside there is a double garage and parking to the rear, along with a fully enclosed garden featuring outdoor lighting and rear gated access. To fully appreciate this property, viewings are highly recommended. EPC Energy Rating: Currently Unavailable — Council Tax Band: E.

#### ENTRANCE HALL

Newly fitted composite door to front, stairs to first floor, two radiators, cupboard, wall mounted light fittings and UPVC window to rear.

There is also an alarm system and four mains operated smoke alarms.

#### CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, part tiled walls, heated towel rail and extractor fan.

#### LOUNGE

21' 7" x 14' 9" (6.58m x 4.50m) (approx.) Duel aspect, gas feature fireplace, coving, two radiators, phone point, tv point, UPVC triple glazed window to front and UPVC double glazed French doors to garden.

#### STUDY

17' 9" x 9' 1" (5.41m x 2.77m) (approx.) UPVC triple glazed window to front and rear, bookcases, work desk, credenza, phone point, tv point and two radiators.

#### DINING ROOM

15' 4" x 12' 0" (4.67m x 3.66m) (approx.) UPVC triple glazed window to front, electric fire place, coving, radiator, phone point, tv point and wall mounted light fittings.

#### KITCHEN/BREAKFAST

15' 10" x 15' 2" (4.83m x 4.62m) (approx.) Fitted with a range of base and eye level units, enamel sink, range cooker, extractor fan, part tiled walls, integrated fridge freezer, integrated dishwasher, tiled flooring, downlighting, oil boiler, radiator, unit lighting, phone point, tv point, half glazed door to side and UPVC triple glazed windows to rear and side.

#### UTILITY

7' 7" x 5' 8" (2.31m x 1.73m) (approx.) Fitted with a range of base units, sink unit, water softener, extractor fan, freezer space, plumbing and space for washing machine, new washer/dryer included, tiled flooring, part tiled walls and half glazed door to side.

#### LANDING

Wall mounted light fittings, radiator, airing cupboard and UPVC triple glazed window to front.

#### BEDROOM ONE

14' 6" x 13' 8" (4.42m x 4.17m) (approx.) Two Velux windows to side, dorma window to rear, built in wardrobes, phone point, tv point and radiator.

#### ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, extractor fan, heated towel rail, part tiled walls, tiled flooring and Velux window to rear.

#### BEDROOM TWO

14' 10" x 9' 7" (4.52m x 2.92m) (approx.) UPVC window to rear, phone point, tv point and radiator.

#### BEDROOM THREE

14' 9" x 11' 8" (4.50m x 3.56m) (approx.) UPVC triple glazed Dorma window to front, radiator, phone point, tv point and eves access.

#### BEDROOM FOUR

13' 7" x 12' 1" (4.14m x 3.68m) (approx.) UPVC triple glazed Dorma window to front, phone point, tv point and radiator.

#### BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin, bath and shower cubicle, heated towel rail, part tiled walls, downlighting and UPVC window to side.

#### OUTSIDE

The front of the property is laid to lawn with hedging and trees.

There is a driveway with off road parking to the rear leading to the double garage.

The rear garden is laid to lawn with paved patio, mature shrubs, trees, gated rear access, electrically operated garden awning and enclosed by fencing.

#### DOUBLE GARAGE

Light, power and electric up and over doors.

#### AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings may not represent the current state of the property. Not to scale and is meant as a guide only.

