



123 Churchfields Road, Folkingham, Sleaford, Lincolnshire NG34 0TY £195,000



*****SOUGHT AFTER VILLAGE LOCATION***** Rosedale are delighted to bring to the market this modern, well presented semi detached home, located on the edge of a small development overlooking farmland and the church. The property has a spacious layout with driveway parking leading to a single garage. There are three bedrooms, main with ensuite and a family bathroom upstairs. Downstairs there is a lounge/diner, kitchen/breakfast and a cloakroom. Outside there is an electric car charging point, private access to the properties and open views to the front. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE HALL

Stairs to first floor, under stairs storage and radiator.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, radiator and UPVC window to front.

KITCHEN

14' 5" x 9' 1" (4.39m x 2.77m) (approx.) (max.) Fitted with a range of base and eye level units, stainless steel sink with mixer tap, integrated double oven, hob, extractor fan, integrated fridge freezer, radiator, oil boiler and UPVC box bay window to front.

LOUNGE

16' 3" x 12' 4" (4.95m x 3.76m) (approx.) UPVC window to rear, UPVC French doors to rear, two radiators and under stairs cupboard.

LANDING

Radiator and loft access to the loft which is part boarded with lighting.

BEDROOM ONE

UPVC window to rear and radiator.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, radiator, extractor fan and UPVC obscure window to side.

BEDROOM TWO

9' 8" x 9' 3" (2.95m x 2.82m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

9' 3" x 6' 2" (2.82m x 1.88m) (approx.) UPVC window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with shower attachment, radiator, extractor fan and UPVC obscure window to front.

OUTSIDE

Front- Laid to lawn with established shrubbery and path to front door. Driveway and parking, side gate access to garden, electric car charging point and front access to garage.

Rear- Mainly laid to lawn with paved patio and borders, fully enclosed and oil tank.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+)	A	90
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

