



86 Churchfields Road, Folkingham, Sleaford NG34 0TR

£190,000



*** THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE *** Tucked away in a quiet and sought-after cul-de-sac, this three-bedroom semi-detached home offers the perfect blend of village living and is situated just a short stroll from the local village amenities. The accommodation is conveniently arranged, with a bright lounge providing an ideal space to relax and a modern kitchen diner at the rear of the property overlooking the garden. Upstairs, the property boasts three bedrooms, storage cupboard and a family bathroom. Outside, the home enjoys a southerly aspect rear garden, ideal for outdoor dining and leisure. A driveway and garage provide convenient off-road parking and additional storage. This delightful home is ideal for families, first-time buyers, or downsizers looking to enjoy a peaceful village lifestyle. Early viewing is highly recommended. EPC energy rating - D / Council Tax band - B

ENTRANCE

Door to front, engineered oak flooring and radiator.

LOUNGE

16' 4" x 11' 7" (4.98m x 3.53m) (approx.) (max) UPVC box bay window to front, engineered oak flooring and radiator.

KITCHEN/DINER

15' 5" x 11' 3" (4.70m x 3.43m) (approx.) Fitted with a range of base, drawer and eye level units, stainless steel 1.5 sink and drainer unit with mixer tap, integrated oven and hob with extractor fan over, integrated fridge freezer, plumbing and space for additional appliances such as dishwasher and washing machine. Radiator, cupboard under the stairs, UPVC window to rear, UPVC door to the rear garden.

BEDROOM ONE

15' 0" x 11' 9" (4.57m x 3.58m) (approx.) UPVC window to front, radiator and built in cupboard over the stairs.

BEDROOM TWO

10' 2" x 8' 8" (3.10m x 2.64m) (approx.) UPVC window to rear and radiator.

BEDROOM THREE

10' 0" x 5' 9" (3.05m x 1.75m) (approx.) UPVC window to rear, built in storage cupboards and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin and bath with handheld shower attachment, walk in shower with waterfall head and handheld attachment, UPVC obscure glass window to side.

GARAGE

Door to side, light, power and up and over door.

OUTSIDE

The front garden is laid to gravel and partially enclosed by hedging.

The side of the property has off road parking leading to the single garage.

The rear garden is mainly laid to lawn with a paved patio, shed, oil tank and external oil boiler, gated side access and a personnel door to garage. Enclosed by fencing.

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.

