



**46 Churchfields Road, Folkingham, Sleaford, Lincolnshire NG34 0TR £250,000**



**\*\*\*POPULAR VILLAGE LOCATION\*\*\*** Rosedale are delighted to offer to the market this spacious detached family home in the sought after village of Folkingham. This property has a dual aspect kitchen/diner, owned solar panels, a West facing non overlooked rear garden and is located overlooking green space. On entering the property there is a lounge, conservatory, cloakroom, kitchen/diner and utility. Upstairs there are three double bedrooms an ensuite and a family bathroom. To the front there is ample private parking leading to a single garage. To fully appreciate this property viewings are highly recommended. EPC Energy Rating C/Council Tax Band C.



## ENTRANCE

Half glazed door to front, tiled flooring, stairs to first floor, dado rail and radiator.

## CLOAKROOM

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

## KITCHEN/DINER

17' 0" x 10' 10" (5.18m x 3.30m) (approx.) Fitted with a range of base and eye level units, enamel sink, integrated oven, hob, extractor fan, plumbing and space for dishwasher, fridge freezer space, part tiled walls, radiator, tiled flooring and UPVC windows to front and rear.

## UTILITY

10' 4" x 5' 3" (3.15m x 1.60m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit, plumbing and space for washing machine, tumble dryer space, UPVC window to rear, half glazed door to garden and door to garage.

## LOUNGE

14' 11" x 10' 6" (4.55m x 3.20m) (approx.) UPVC window to rear, laminate flooring, radiator and sliding doors to:

## CONSERVATORY

9' 1" x 9' 5" (2.77m x 2.87m) (approx.) UPVC construction, pitched roof and French doors to garden.

## LANDING

UPVC window to front, dado rail, loft access and airing cupboard.

## BEDROOM ONE

11' 9" x 9' 9" (3.58m x 2.97m) (approx.) UPVC window to rear, radiator and built in wardrobe.

## ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, extractor fan and UPVC window to front.

## BEDROOM TWO

10' 4" x 8' 0" (3.15m x 2.44m) (approx.) UPVC window to front and radiator.

## BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.62m) (approx.) UPVC window to rear and radiator.

## BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath with mixer tap, heated towel rail, part tiled walls, extractor fan and UPVC window to rear.

## OUTSIDE

The rear garden is laid to lawn with paved patio, raised borders, gated side access and enclosed by fencing.

The front of the property is overlooking green space, it has a gravel frontage with a tarmac drive with off road parking leading to the garage.

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

