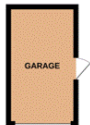




97 Churchfields Road, Folkingham, Sleaford, Lincolnshire NG34 0TY £190,000



OPEN COUNTRYSIDE VIEWS Rosedale are delighted to offer this well appointed modern semi detached home, with no onward chain and within the popular village of Folkingham, just North of Bourne. The property is situated in a cul-de-sac within a small modern development ideal for a young family or first time buyer, and has three bedrooms with ensuite to master and a family bathroom upstairs. Downstairs there is an entrance hall, lounge, cloakroom, plenty of storage and a kitchen breakfast with all appliances included. There is also plenty of driveway parking leading to a single garage with courtesy door, light and power connected. Outside is an open plan front garden and a fully enclosed rear garden. This property ticks all the boxes and is great value in a village location with lovely field views. It also has bus routes going into Sleaford and Bourne. To fully appreciate this opportunity, viewings are highly recommended. EPC Energy Rating C/Council Tax Band B.

ENTRANCE HALL

Half glazed door to front, radiator and stairs to first floor.

LOUNGE

15' 8" x 10' 9" (4.78m x 3.28m) (approx.) UPVC window to front, coving, radiator and under stairs cupboard.

CLOAKROOM

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

LOBBY

Tiled flooring and cupboard.

KITCHEN/BREAKFAST

14' 0" x 7' 11" (4.27m x 2.41m) (approx.) Fitted with a range of base and eye level units, stainless steel sink unit with mixer tap, part tiled walls, integrated oven and grill, integrated fridge, plumbing and space for washing machine and slimline dishwasher, fridge freezer space, tiled flooring, UPVC window to rear and glazed door to garden.

LANDING

Airing cupboard, loft access and cupboard.

BEDROOM ONE

11' 5" x 10' 11" (3.48m x 3.33m) (approx.) UPVC window to rear, radiator and coving.

ENSUITE

Recently refitted with a three piece suite comprising WC, wash hand basin and double shower cubicle, 1/2 tiled walls, shaver point, extractor fan and UPVC window to side.

BEDROOM TWO

10' 0" x 6' 11" (3.05m x 2.11m) (approx.) UPVC window to front, radiator and coving.

BEDROOM THREE

6' 10" x 6' 6" (2.08m x 1.98m) (approx.) UPVC window to front, radiator and coving.

BATHROOM

Fitted with a three piece suite comprising WC, wash hand basin and bath, 1/2 tiled walls, radiator, shaver point, extractor fan and UPVC window to side.

OUTSIDE

Driveway to the side of the property with off road parking leading to a single garage.

The rear garden is laid to lawn with paved patio, shrub borders, views of the field and enclosed by fencing.

SINGLE GARAGE

Light, power and courtesy door to side.

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.

