









1 Billingborough Road, Folkingham, Sleaford NG34 0SG

£475,000





SHOW HOME CONDITION THROUGHOUT Rosedale are delighted to offer to the market this stunning detached family home, located in the sought-after village of Folkingham, just north of Bourne. No expense has been spared in the presentation of this property. The welcoming entrance hall features Mandarin stone tiled flooring, which flows into the spacious kitchen/diner. The lounge and TV room are finished with top-of-the-range engineered wood flooring and bespoke fitted shelving. The dual-aspect office allows natural light to flood in, creating a bright and airy workspace. There is also a cloakroom and a utility room on the ground floor. Upstairs, the property continues to impress with five bedrooms. The main bedroom benefits from an en-suite and fitted wardrobes, while the family bathroom is a fully tiled four-piece suite. The rear garden has been completely transformed and includes a beautifully designed three-tier layout with raised brick borders, manicured lawn areas, a stone patio, mature shrubs, separate seating areas, and gated access to the rear, leading to the double garage and private parking area. This property is truly one of a kind, and viewings are highly recommended. EPC Energy Rating: Currently Unavailable / Council Tax Band: E.





ENTRANCE HALL

UPVC half glazed door to front, radiator, stairs to first floor, panelling and mandarin stone flooring.

CLOAKROOM

Refitted with a two piece suite comprising WC and wash hand basin, heated towel rail, extractor fan and mandarin stone flooring.

KITCHEN/BREAKFAST

4.85m x 4.65m (15' 11" x 15' 3") (approx.) Refitted with a range of base and eye level units, range cooker, extractor fan, quartz worktops, integrated sink, integrated microwave, integrated dishwasher, water softner, downlighting, radiator, mandarin stone flooring, UPVC windows to rear and side and half glazed door to side.

2.33m x 1.74m (7' 8" x 5' 9") (approx.) Fitted with a range of base and eye level units, stainless steel sink unit mixer tap, upstands, plumbing and space for washing machine and tumble dryer, mandarin stone flooring and half glazed door to side.

SITTING/DINING ROOM

4.68m x 3.65m (15' 4" x 12' 0") (approx.) Panelling, shelving, engineered wood flooring, downlighting, radiator, UPVC sash window to front.

LOUNGE

6.60m x 4.50m (21' 8" x 14' 9") (approx.) Engineered wood flooring, wood burner, two radiators, downlighting, UPVC sash window to front and French doors to garden.

5.37m x 2.80m (17' 7" x 9' 2") (approx.) UPVC sash windows to front and rear, engineered wood flooring, two radiators and 3/4 panelled walls.

LANDING

Galleried landing, cupboard, loft access, panelled walls and UPVC sash window to front.

4.43m x 4.18m (14' 6" x 13' 9") (approx.) Pitched roof, two Velux style windows to side, fully fitted wardrobes, downlighting and UPVC sash window to rear.

ENSUITE

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, 3/4 tiled walls, extractor fan, heated towel rail, tiled flooring and Velux style window to rear.

BEDROOM TWO

3.70m x 3.56m (12' 2" x 11' 8") (approx.) radiator.

BEDROOM THREE

4.53m x 3.59m (14' 10" x 11' 9") (approx.) UPVC sash window to front, radiator and door to balcony.

BEDROOM FOUR

4.90m x 2.78m (16' 1" x 9' 1") (approx.) UPVC sash dormer window to front, radiator and feature panelling wall.

BEDROOM FIVE

4.52m x 1.99m (14' 10" x 6' 6") (approx.) UPVC sash dormer window to rear and radiator.

BATHROOM

Fitted with a four piece suite comprising WC, wash hand basin with vanity unit, bath and walk in shower cubicle, extractor fan, heated towel rail, tiled flooring and UPVC window to side.

OUTSIDE

UPVC sash dormer window to rear and The rear garden has been landscaped into three tiers, it includes a limestone paved patio area, raised lawn, composite shed, raised borders, outside lighting, pond, seating area, fitted bench, outside tap with cold and warm water supply, mature shrubs, log storage, access to garage, gated side access and fully enclosed.

DOUBLE GARAGE

Detached double garage with parking.

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.







