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Longstaff INC. Eckfords

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1 Kime Close, Sleaford, Folkingham, Lincolnshire, NG34 0UF

£410,000 Freehold

- Spacious Detached Family House
- Four Double Bedrooms
- Four Reception Rooms
- Quiet Cul-De-Sac Location
- Fifth Ground Floor Bedroom

Stunning, spacious immaculate detached house are the best words to describe this property. Viewing is highly recommended to appreciate everything this property has to offer.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Accommodation

Oak front door and part glazed side panel to Entrance Hallway: Oak flooring, radiator, stairs to first floor, dado rail, wall mounted thermostatic heating control., deep under stairs storage cupboard.

Kitchen

12' 7" x 12' 3" (3.84m x 3.73m) Wall mounted and floor standing light wood fitted cupboards including glass fronted display cupboards and tall larder cupboard, fitted worktop with inset porcelain sink and drainer with mixer tap, splash back tiling, four ring ceramic hob with extractor fan over, eye level double electric oven, space and plumbing under worktop for fridge and freezer, peninsular breakfast bars space under for high stools, karndean flooring, inset ceiling spots.

Lounge

11' 5" x 15' 3" (3.48m x 4.65m) oak flooring, open fire place with lime stone surround and tiled hearth, three wall light points, dado rail, radiator, TV point.



Dining Room

9' 8" x 10' 11" (2.95m x 3.33m) Radiator, dado rail.

Fifth Bedroom/ Family Room

9' 11" x 12' 7" (3.02m x 3.84m) TV point, radiator.

Study

7' 8" x 11' 2" (2.34m x 3.40m) Two deep storage cupboards one housing oil fired central heating boiler, Kamdean flooring, telephone point.

Utility Room

5' 10" max x 8' 5" (1.78m x 2.57m) Fitted worktop with space and plumbing under for automatic washing machine and tumble dryer, kamdean flooring, extractor fan, deep storage cupboard, radiator, part glazed door to outside. Open through to Conservatory.

Conservatory

11' 2" x 9' 5" (3.40m x 2.87m) Constructed dwarf brick walls with uPVC units over, polycarbonate pitched roof, wall mounted electric heater, ceramic floor tiles, French doors to outside.

Bathroom

Panelled bath with shower over and glass folding screen, pedestal wash hand basin, low level WC, fully tiled walls, vinyl flooring, extractor fan, radiator.

Landing

Access to roof storage space which is part boarded, airing cupboard housing hot water tank and shelving, radiator.

Bedroom 1

14' 10" max x 24' 9" max (4.52m x 7.54m) A truly wow factor room light and airy with windows to both the front rear. Two radiators, built in wardrobes.

Ensuite Shower

Corner shower cubicle, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, extractor fan, radiator, electric shaver point.

Bedroom 2

12' 4" x 8' 11" (3.76m x 2.72m) Radiator, window to front.

Bedroom 3

12' 4" x 9' 9" (3.76m x 2.97m) Laminate flooring, TV point, radiator, window to rear. Door through to Bedroom 4. Please note this is a stud wall only and could easily be removed.

Bedroom 4

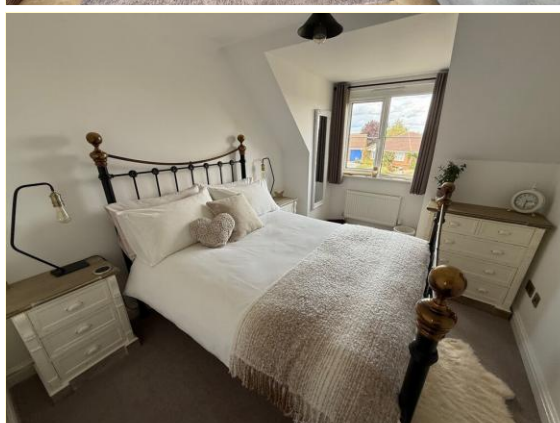
12' 2" x 9' 9" (3.71m x 2.97m) Laminate flooring, radiator, window to front.

Family Bathroom

Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, splash back tiling, extractor fan, electric shaver point, radiator, laminate flooring.

Garden

The front of this detached house benefits from a double width driveway with off road parking for several cars. The single garage has been part converted to include the study however there is still an area of storage at the front ideal for bikes etc. Please note that the garage has a stud wall only and this could easily be removed. A gate at the side of the house gains access to the rear garden. The rear garden benefits from a good deal of privacy. It benefits from a paved patio and a neat shaped lawn. The remainder of the garden has beautiful well stocked borders. Overall a tranquil haven to sit and relax in.



AGENTS NOTE

This property is located in a quiet cul de sac ideal for young children. It benefits from very spacious living accommodation including five bedrooms, four reception room and three bathrooms. It is exceptionally well presented throughout and has a beautiful well stocked rear garden. Located in the very pretty Lincolnshire village of Folkingham. Folkingham benefits from a vibrant village community with many activities at the village hall. There is also a popular village pub that serves food, a local camp site Low Farm Park with a bar, eatery and regular events. Within a very short walk from this property there is a children's play area and field and access to lovely countryside walks for dog owners. There is easy access to the A1 for buyers needing to commute and regular train links from Peterborough to London Kings Cross. Overall all this is a super property which must not be overlooked.

TENURE Freehold SERVICES Electric, Gas, Water COUNCIL TAX BAND E

LOCAL AUTHORITIES: South Kesteven District Council 01476 406080 Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3780304

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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