

***8 KIME CLOSE,
FOLKINGHAM, NG34 0UF***



£385,000

An immaculate Three/Four Bedroom Detached Bungalow which has been fully renovated by the current owners to offer a superb property you can move straight into, with Larger Than Average Gardens and views overlooking the Lincolnshire countryside. The property offers versatile accommodation with Two Reception Rooms, one of which could be used as a fourth bedroom, all benefitting from Oil Central Heating and Double Glazing. The full accommodation comprises Entrance Hall, square Lounge with French doors to the garden Dining Room, Breakfast Kitchen, Utility Room, Three Double Bedrooms with En-Suite to the master bedroom and Family Bathroom. Outside there is Ample Parking with a Single Attached Garage and the Rear Garden is another particular feature of this home with a superb large lawn and spectacular views. Viewing of this property is strongly recommended to fully appreciate the spacious accommodation available and its peaceful setting.

Location:

Folkingham is a popular village conveniently situated for Sleaford, Grantham and Bourne and has facilities including local store, Post Office, public house, village hall, park and playing fields. Grantham station is approximately 25 minutes away with a rail link to London Kings Cross and Sleaford station is approximately 9.6 miles from the village.

Directions:

Travelling South on the A15 from Sleaford, proceed through the village of Osbournby and at the roundabout, take the second exit on the A15 signposted Peterborough and proceed into the village of Folkingham. Take the first turning on the right into West Street and take the next right into Walcot Lane. Take the second turning on the right into Wilkie Drive and take the next turn into Kime Close where the property is located on the right hand side.

A covered storm porch and double glazed entrance door provide access to the Entrance Hall having extended loft access, coved ceiling, smoke alarm, dado rail, airing cupboard and radiator.

Dining Kitchen: 5.26m (17'3") x 5.11m (16'9") max

Having a range of matching wall and base painted Oak units with worktop over, 1½ bowl single drainer inset sink with mixer tap, integrated Neff double electric oven, inset four ring electric hob with matching unit cooker hood over, pan drawers, tiled splashbacks, coved ceiling and radiator.

Breakfast Area:

Having coved ceiling and radiator.

Utility Room: 2.26m (7'5") x 1.75m (5'9")

Having base unit with worktop over, single drainer inset sink with pillar taps, space and plumbing for washing machine, space and plumbing for dishwasher, space for under counter fridge, extractor fan, side door to garden, coved ceiling and radiator.

Dining Room: 2.84m (9'4") x 2.57m (8'5")

Having coved ceiling and radiator.

Lounge: 4.42m (14'6") x 4.22m (13'10")

Having coved ceiling, dado rail, two radiators and French doors leading to the rear garden.

Bedroom 1: 4.72m (15'6") x 3.10m (10'2") max

Having triple built-in wardrobe, separate store cupboard, coved ceiling and radiator.

En-Suite:

Being part tiled and having close coupled w.c, vanity hand washbasin with mixer tap, corner shower cubicle with mains fed shower, shaver point, extractor fan and chrome towel radiator.

Bedroom 2: 3.96m (13'0") x 3.66m (12'0") max

Having bow window, coved ceiling and radiator.

**Dining Kitchen****Further Aspect****Further Aspect****Utility Room****Dining Room**

Bedroom 3: 3.66m (12'0") x 2.77m (9'1")

Having coved ceiling and radiator.

Bathroom:

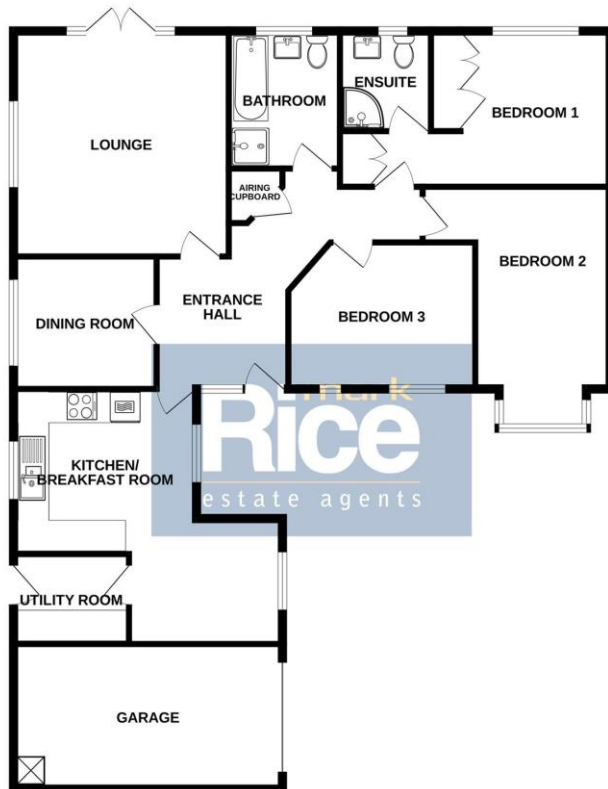
Having close coupled w.c, pedestal hand washbasin with mixer tap, panelled bath with mixer tap, separate shower cubicle with mains fed shower, shaver point, coved ceiling, extractor fan and radiator.

Outside:

The driveway has been extended with gravel to provide Off Road Parking for two vehicles and approaches the Attached Garage 5.23m (17'2") x 2.82m (9'3") having up and over door, power, lighting and floor mounted oil central heating boiler. The front garden is laid predominantly to lawn with decorative gravelled borders and an external light is fitted. A timber gate provides access to the Rear Garden with large lawned area, well stocked borders with a variety of shrubs and hedging, patio area, further paved seating area and several well manicured trees, all enclosed by timber fencing and an external power point and cold water tap are fitted. The garden enjoys views over the Lincolnshire countryside and there is a separate side area which is laid to gravel with a paved path and timber shed for storage.

Council Tax Band D.

GROUND FLOOR
1289 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge



Further Aspect



Bedroom 1



En-Suite



Bedroom 2



Bedroom 3



Bathroom



Rear Garden



Further Garden Aspect



View

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agent's Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.

Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

2003:

Reference

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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