

***CHURCHFIELDS ROAD,
FOLKINGHAM, NG34 0TR***



£295,000

A spacious Four Bedroom Detached Family Home located in this popular 'No Through Road' close to the centre of the village and providing easy access to both Sleaford and Bourne. The property would benefit from some modernisation, however, offers Oil Central Heating and Double Glazing as well as a fully enclosed rear garden. The full accommodation comprises Entrance Hall, Ground Floor Cloakroom, Breakfast Kitchen, Utility Room, Dining Room, Lounge, Four Bedrooms with En-Suite Shower Room to the master bedroom and Family Bathroom. Outside, a drive to the side provides Off Road Parking and leads to the Single Garage and the rear garden is West facing.

Directions:

Travelling from Sleaford on the A15 towards Bourne, proceed through the village of Osbournby. At the roundabout take the second exit on the A15 and continue to the village of Folkingham. Once in the village, turn right into West Street and take the next turning on the right into Walcot Lane. Take the first turning on the right into Churchfields Road where the property is located on the left hand side as indicated by our 'For Sale' board.

A double glazed composite entrance door provides access to the **Entrance Hall** having understairs store cupboard, coved ceiling, smoke alarm and radiator.

Cloakroom:

Having close coupled w.c, corner floating hand washbasin with mixer tap, tiled splashbacks, coved ceiling and chrome towel radiator.

Kitchen: 3.07m (10'1") x 2.92m (9'7")

Having a range of matching wall and base units with worktop over, 1½ bowl single drainer inset composite sink with mixer tap, space for electric cooker, space for fridge freezer, tiled splashbacks, space and plumbing for dishwasher, coved ceiling and radiator.

Utility Room: 1.90m (6'3") x 1.75m (5'9")

Having wall and base units with worktop over, single drainer inset composite sink with mixer tap, space and plumbing for washing machine, space for condensing tumble dryer and side entrance door.

Lounge: 5.00m (16'5") x 3.38m (11'1")

Having bay window, feature fireplace with brick surround, coved ceiling, two radiators and French doors providing access to the rear garden.

Dining Room: 3.07m (10'1) x 2.67m (8'9)

Having coved ceiling and radiator.

Further Aspect:

Stairs from the hall provide access to the first floor landing having smoke alarm, loft access, coved ceiling, airing cupboard and radiator.

Bedroom 1: 3.61m (11'10") x 3.07m (10'1") max

Having coved ceiling, dado rail and radiator.

En-Suite:

Being fully tiled and having vanity hand washbasin with mixer tap, shower cubicle with mains fed shower, extractor fan and chrome towel radiator.

Bedroom 2: 3.38m (11'1") x 3.07m (10'1") max

Having coved ceiling and radiator.

Bedroom 3: 3.07m (10'1") x 2.03m (6'8")

Having coved ceiling and radiator.

Bedroom 4: 2.44m (8'0") x 1.96m (6'5")

Having coved ceiling and radiator.

**Kitchen****Utility Room****Lounge****Further Aspect****Bedroom 1**

Bathroom: 2.03m (6'8") x 1.96m (6'5") max

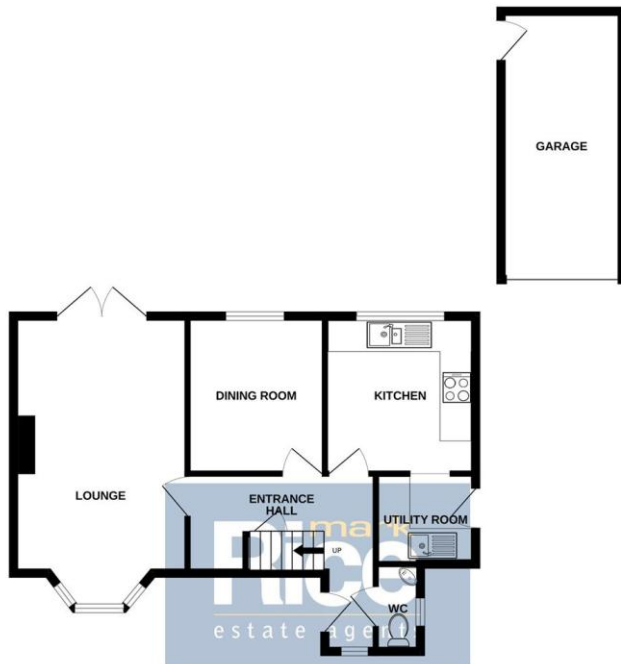
Having close coupled w.c, vanity hand washbasin with mixer tap, panelled bath with mixer tap and mains fed shower over with shower screen, tiled splashbacks, coved ceiling, extractor fan and radiator.

Outside:

A tandem drive provides **Off Road Parking** and approaches the **Single Garage 5.21m (17'1") x 2.36m (7'9")** having manual up and over door, power points, lighting, eaves storage and personal door to the rear garden. The front garden has several mature hedges and shrubs and a picket fence and gate leads to the side patio area housing the oil boiler and oil tank. A timber gate provides access to the **Rear Garden** which is laid to lawn with a large patio area and timber shed, all enclosed by a combination of brick walling and timber fencing, and a cold water tap and external light are installed.

Council Tax Band C.

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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Shower Room



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Rear Garden

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.

Reference 11/11/2025

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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