



99 Churchfields Road  
Folkingham, Sleaford

**BROWN & CO**







## 99 Churchfields Road, Folkingham, Sleaford

An immaculately presented three-bedroom semi-detached home, thoughtfully refurbished to an exceptional standard throughout. This stylish property combines modern comfort with a prime village setting, making it an ideal choice for families or those seeking a peaceful rural lifestyle.

Situated within an established residential estate, the home enjoys open field views to the rear, creating a sense of space and tranquillity. Just a short walk from the heart of Folkingham, a historic and highly sought-after village, residents benefit from a perfect blend of rural charm and practical convenience.

Folkingham offers excellent local amenities including a village shop, public house alongside strong transport links to the well-served nearby towns of Sleaford, Grantham, and Bourne, providing access to secondary schools, supermarkets, and mainline rail services. There is also a primary school in the next village Osbournby which is just 3 miles away.



### ACCOMMODATION

#### Entrance Hall

With stairs to first floor, radiator, door to;

#### Lounge

Double glazed casement window to front elevation with wooden shutters, built-in storage and shelving and further under stairs storage, radiator, door to;

#### Kitchen

Double glazed cased window to rear elevation with wooden shutters, double glazed door to rear elevation, fitted wall and base units with stainless steel sink, built-in appliances include dishwasher. Zanussi oven and microwave, wine cooler, flooring electric hob with extractor over, part tiled walls, radiator, door to;

#### WC

Double glazed casement window to side elevation with wooden shutters, two piece wc comprising low flush WC and pedestal wash basin, radiator.

#### First Floor

##### Bedroom One

Double glazed window to rear elevation with wooden shutters, radiator, door to;

##### En-Suite Shower Room

Three piece suite comprising shower cubicle, pedestal wash basin, low flush WC, walls, extractor, radiator.

##### Bathroom

Double glazed casement window to side elevation, three-piece suite comprising panel bath with shower over, pedestal wash basin, low flush WC, extractor, part tiled walls, radiator.

##### Bedroom Two

Double glazed casement window to front elevation, radiator.

##### Bedroom Three

Double glazed casement window to front elevation, radiator.

##### Landing

With loft access, airing cupboard and further storage cupboard.

##### Outside

The front elevation offers a block paved frontage leading to a tarmac driveway. The side elevation offers a tarmac driveway leading to a single garage. The rear elevation comprises a fenced garden which is divided into a patio, lawn and low maintenance borders.

### Services

The property offers mains water, main electric and main sewer connections. Heating is provided by a newly fitted oil fired boiler and is connected up to a hive mini smart control system. The property also offers smart Hue lighting inside and out.

### Tenure & Possession

Freehold and for sale by private treaty.

### Council Tax

Band B

### Mobile & Broadband

We understand from the Ofcom website that standard and superfast and ultra fast broadband is available in the area with a max download speed of 1800 mbps and max upload speed of 1000 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquires via their providers website or the Ofcom website.

### Agents Note

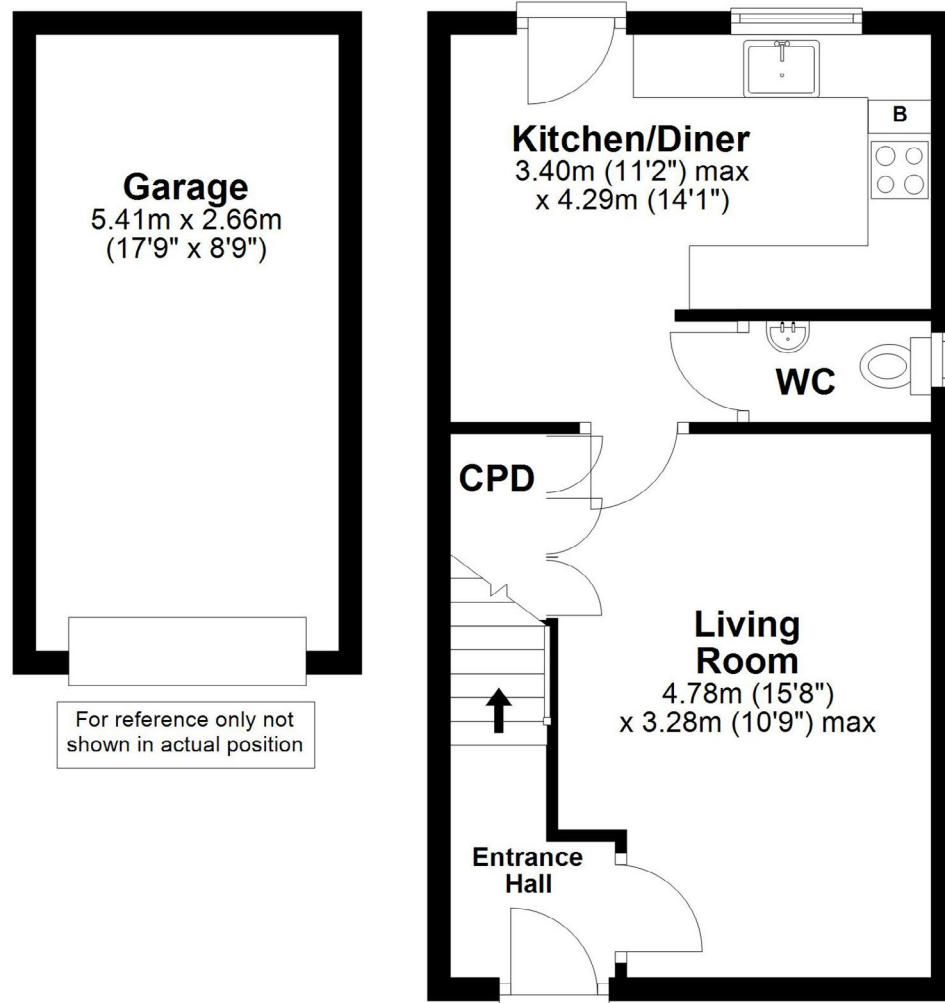
Please note the vendor of this property is a Brown & Co employee.





## Ground Floor

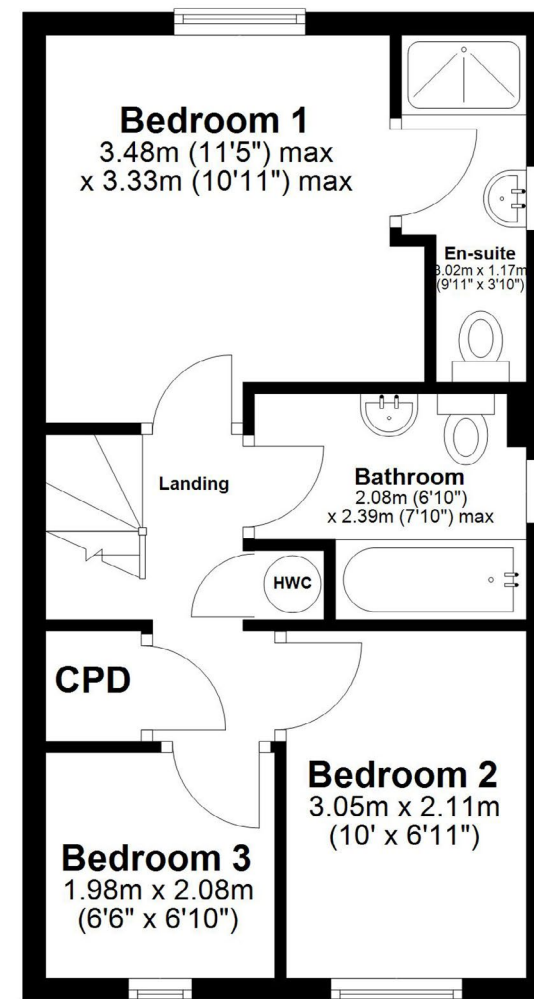
Main area: approx. 35.0 sq. metres (377.3 sq. feet)  
Plus garage, approx. 14.4 sq. metres (155.0 sq. feet)



For reference only not  
shown in actual position

## First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Main area: Approx. 70.7 sq. metres (760.6 sq. feet)  
Plus garage, approx. 14.4 sq. metres (155.0 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE,  
ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE  
APPROXIMATE ONLY.

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**99 Churchfields Road, Folkingham**













#### Directions - NG34 0TY

Follow the A15 Sleaford Road until you reach the village and then proceed onto West Street. Then turn right onto Walcot Lane and right again into Churchfields Road. Follow the road and take your 5th left hand turn where you find the property at the end of the road.

<https://what3words.com/bandwagon.evaporate.boat>



#### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co JH Walter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

#### Energy performance certificate (EPC)

99 Churchfields Road Folkingham SLEAFORD NG34 0TY	Energy rating <b>C</b>	Valid until: 11 December 2035 Certificate number: 8035-2422-8509-0352-7296
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Property type	Semi-detached house
Total floor area	71 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



#### Agent

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#### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

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