



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 enquiries via their providers website or the Ofcom website.

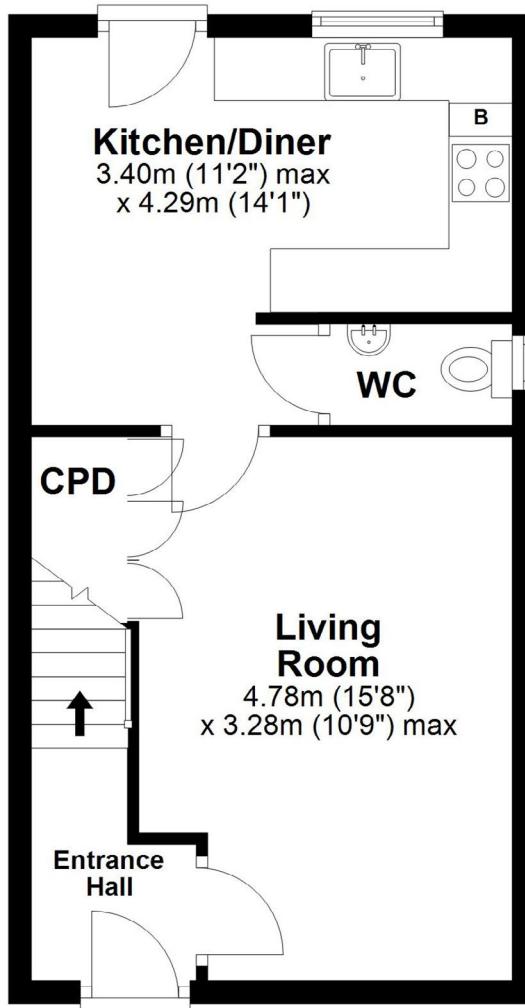
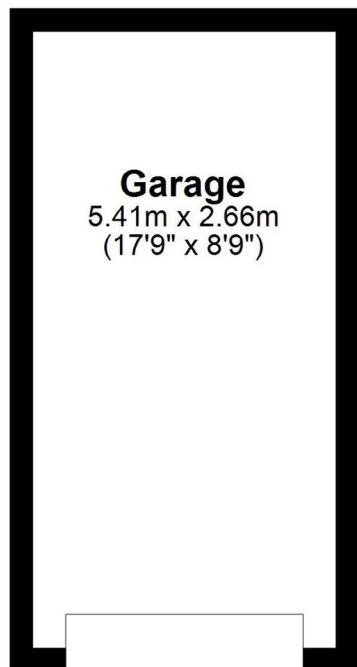
Agents Note

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



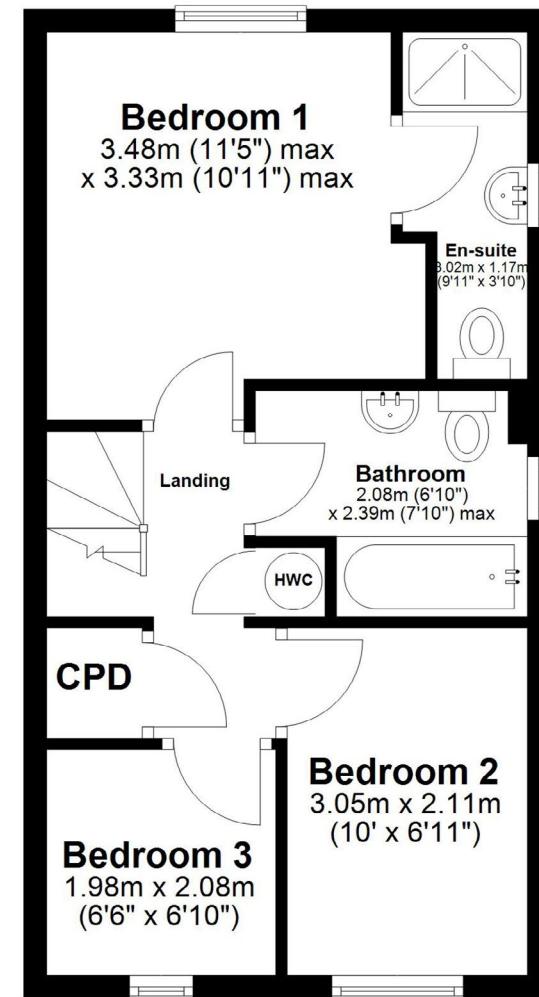
Ground Floor

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



First Floor

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



Main area: Approx. 70.7 sq. metres (760.6 sq. feet)

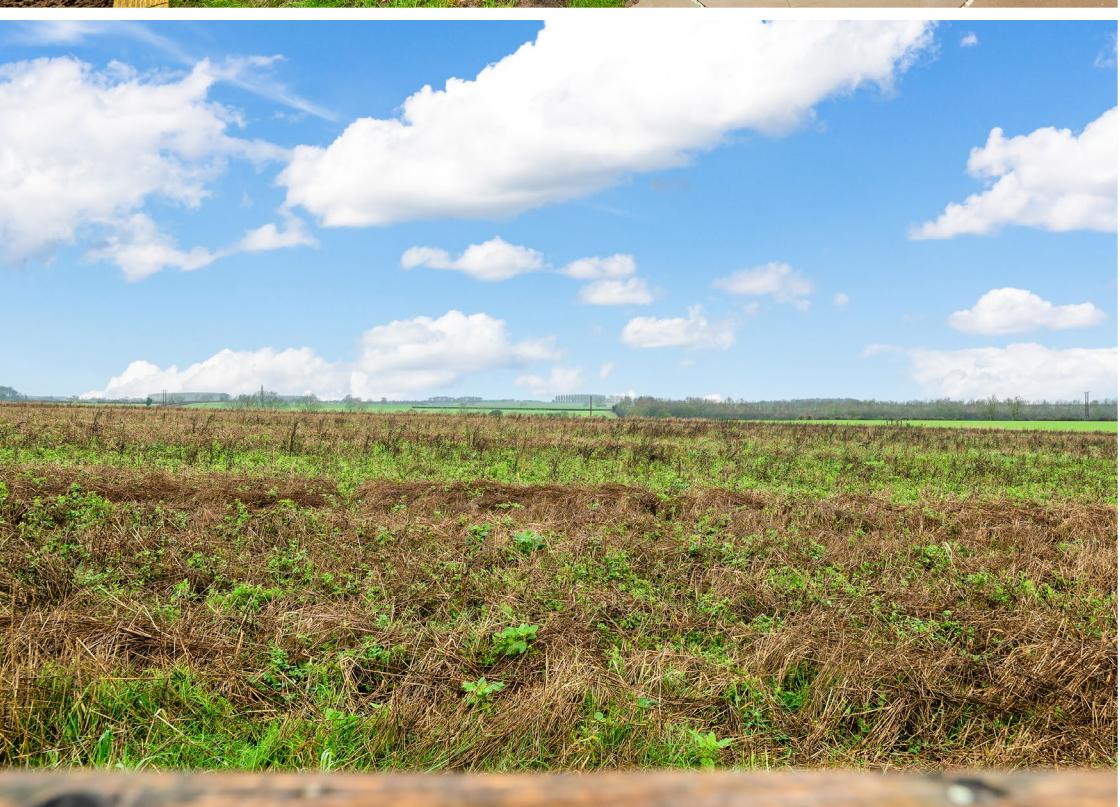
Plus garage, approx. 14.4 sq. metres (155.0 sq. feet)

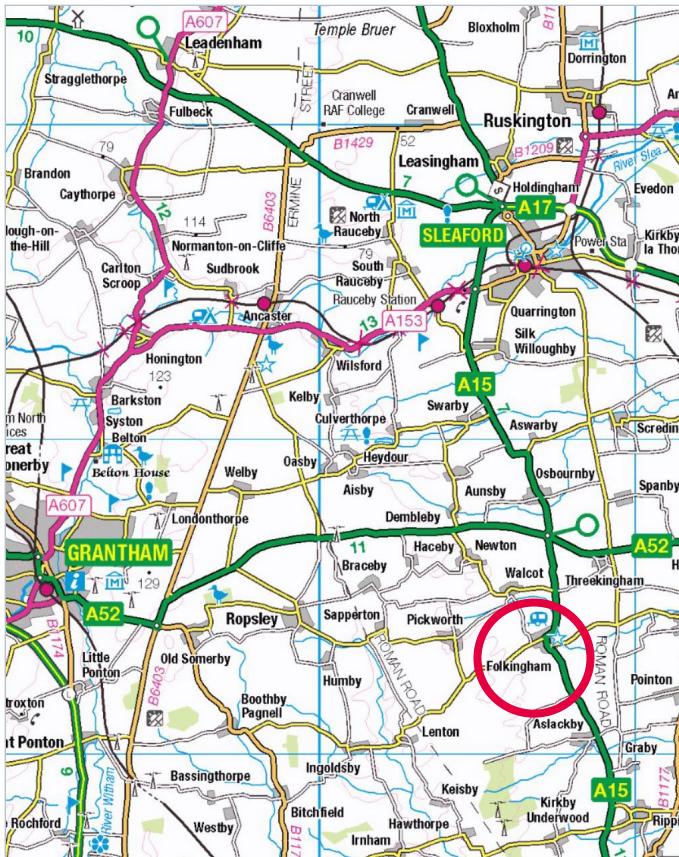
SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE,
ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE
APPROXIMATE ONLY.

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Plan produced using PlanUp.

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 you 5th left had turn where you find the property at the end of the road.

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



Energy performance certificate (EPC)

98 Churchfields Road Folkingham SLEAFORD NG34 0TY	Energy rating C	Valid until: 11 December 2035
		Certificate number: 8035-2422-8509-0352-7296

Property type
Semi-detached house
Total floor area
71 square metres

Rules on letting this property

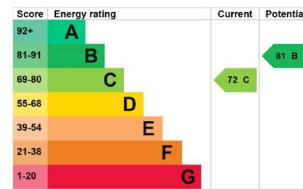
Properties can be let if they have an energy rating from A to E.

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

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