



**Churchfields Road, Folkingham Sleaford NG34 0TR**

**welcome to**

**Churchfields Road, Folkingham Sleaford**

Detached bungalow, quiet cul-de-sac in popular village of Folkingham. Open plan kitchen living & dining area. Family shower room & ensuite shower room. Off road parking for at least two cars & single garage. Fully enclosed low maintenance garden newly landscaped by the vendor. No chain.



**Entrance Porch**

5' 5" x 4' ( 1.65m x 1.22m )

There are built in cupboards with solar panel controls and vinyl flooring.

**Lounge**

11' 10" x 16' 1" ( 3.61m x 4.90m )

Having vinyl flooring and uPVC sliding door to the garden.

**Kitchen**

8' 5" x 7' 11" ( 2.57m x 2.41m )

Fitted with a range of wall and base units with wood effect work surfacing over, one and a half bowl ceramic sink, integrated four ring induction hob, stainless steel extractor, integrated dishwasher, spare for fridge freezer, plumbing for washing machine and vinyl flooring.

**Bedroom One**

12' 5" x 9' 3" ( 3.78m x 2.82m )

Having vinyl flooring.

**Ensuite**

5' 1" x 6' ( 1.55m x 1.83m )

Fitted with a shower cubicle with thermostatic shower, pedestal wash hand basin, WC, shaver point and extractor.

**Bedroom Two**

8' 6" x 11' 7" ( 2.59m x 3.53m )

Having vinyl flooring.

**Shower Room**

6' 3" x 6' ( 1.91m x 1.83m )

Fitted with a shower cubicle with thermostatic shower, pedestal wash hand basin, WC, shaver point, heated towel rail and extractor.

**Outside Front**

To the front of the property there is a gravelled driveway for one vehicle, additional parking space in front of the garage and side access to the garden.

**Garage**

17' 6" x 8' 6" ( 5.33m x 2.59m )

Having up and over door, power and lighting and side entrance door.

**Rear Garden**

The enclosed low maintenance fenced garden is fully landscaped with patio seating area, raised beds with shrubs and flowers.

**Agents Note**

The property has recently had 10 solar panels installed with a total of 4000w. The solar panels also have a 12kw battery storage installed alongside it allowing the property to use the electricity created, with any surplus being sent to the grid



**view this property online** [williamhbrown.co.uk/Property/SNH111688](http://williamhbrown.co.uk/Property/SNH111688)



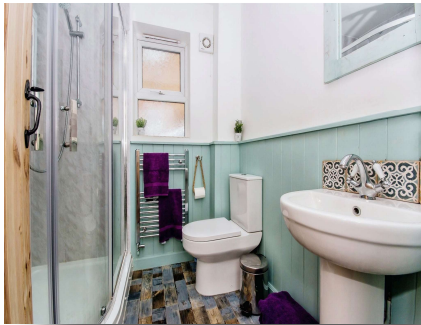
**welcome to**

## **Churchfields Road, Folkingham Sleaford**

- Two bedroom detached bungalow in popular village location
- Open plan lounge diner & kitchen
- Off road parking & single garage
- Newly landscaped low maintenance rear garden
- 10 solar panels with a total of 4000w

Tenure: Freehold EPC Rating: C

# £199,950



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SNH111688](http://williamhbrown.co.uk/Property/SNH111688)



Property Ref:  
SNH111688 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01529 303040**



[Sleaford@williamhbrown.co.uk](mailto:Sleaford@williamhbrown.co.uk)



75 Southgate, SLEAFORD, Lincolnshire, NG34 7TA



[williamhbrown.co.uk](http://williamhbrown.co.uk)