

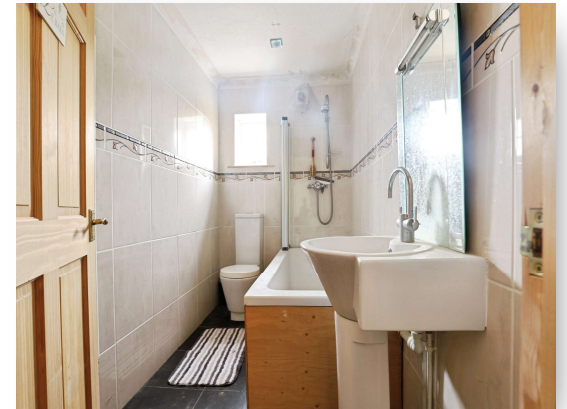


Church Lane, Folkingham Sleaford NG34 0SD

welcome to

Church Lane, Folkingham Sleaford

Characterful property that requires some modernisation but already benefits from two reception rooms, kitchen, laundry, master ensuite and family bathroom. Outside is an enclosed garden with workshop, plus scope for landscaping and parking. A rare chance to restore a beautiful family home! No Chain.



Entrance Hall

Having a radiator.

Lounge

16' 8" x 13' 3" (5.08m x 4.04m)

Featuring a log burner, TV point, radiator, two windows to the front, wooden flooring and opening to the:

Dining Room

17' 3" x 10' 2" (5.26m x 3.10m)

There is a radiator, wooden flooring, window and door to the rear.

Kitchen / Family Room

40' 5" x 14' 5" (12.32m x 4.39m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, integrated dishwasher, space for fridge freezer, TV point, two radiators, windows to the front, rear and sides.

Laundry Room

11' 5" x 8' 6" (3.48m x 2.59m)

Having wall and base units with work surfacing over, single drainer sink, hob, windows to the rear and side.

Cloakroom

Fitted with a wash hand basin and WC.

First Floor Landing

Having a window.

Bedroom One

16' 8" x 12' 2" (5.08m x 3.71m)

There is a radiator and two windows to the side.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, towel rail, built-in storage and window to the side.

Bedroom Two

14' 10" x 13' 3" (4.52m x 4.04m)

Having a radiator and window to the front.

Bedroom Three

13' x 11' (3.96m x 3.35m)

There are two cupboards, radiator and window to the front.

Bedroom Four

11' 8" x 10' 5" (3.56m x 3.17m)

Having a built-in wardrobe, radiator and window to the front.

Bathroom

8' 6" x 4' 10" (2.59m x 1.47m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail and window.

Outside Front

There is a communal area to the front of the property and gated access from the side.

Rear Garden

The rear garden has a raised lawned area, patio with seating area and brick outbuilding.

Outbuilding / Workshop

23' 9" x 14' 4" (7.24m x 4.37m)

With power.



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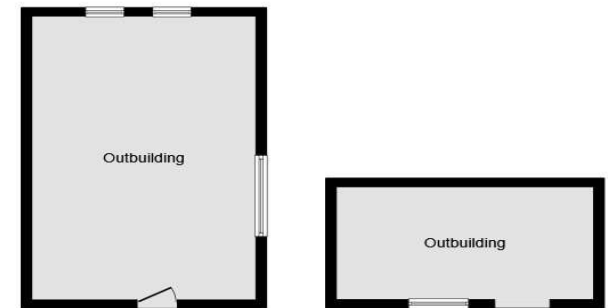




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Church Lane, Folkingham Sleaford

- Large family home, full of character
- Four double bedrooms with ensuite to the master
- Two reception rooms with large kitchen diner
- Sought after village location
- No onward chain

Tenure: Freehold EPC Rating: F
Council Tax Band: D

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH112960 - 0002

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