



Walcot Lane , Folkingham
£360,000



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Key Features

- Detached Family Home
- Four Double Bedrooms
- NO ONWARD CHAIN
- Un-interrupted Countryside Views
- Well Presented Throughou
- Popular and Sought After Village Location
- EPC rating D
- Current Council Tax Band: D





A beautifully presented 4-bedroom detached family home with uninterrupted countryside views. The property offers spacious living throughout, perfect for modern family life. Featuring a generous garden and ample off-road parking, internally the property comprises; Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, WC, Four Double Bedrooms, En Suite to Master and Family Bathroom. The third bedroom has a real surprise, call our office to arrange your viewing!



Entrance Hall

Via Upvc door with side window, Oak style wooden flooring with stairs to the first floor landing.

Lounge

4.44m x 3.63m (14'7" x 11'11")

Spacious accommodation with Upvc bay window with fitted blinds, fireplace with log burner style fire with large sleep style mantle over. Oak style flooring with archway to the dining room...



Dining Room

3.68m x 2.94m (12'1" x 9'7")

With Upvc Patio Doors to the rear elevation over looking the gardens, radiator and feature light fitment with Oak style flooring.

Kitchen

3.66m x 2.76m (12'0" x 9'1")

L shape kitchen with range of wall and base units in beech wood style with chrome handles with work top over in mottled grey style with fully tiled splashbacks.

With induction hob and double oven built in, (other appliances are available).

Oak style tiled flooring, Upvc window to the rear elevation with fitted blind.

Breakfast Room

2.16m x 2.62m (7'1" x 8'7")

With modern decor, Upvc window to the rear elevation with fitted blind, Oak style wooden tiled flooring with storage to match kitchen.

Utility Room

With Upvc glazed door and window to the side elevation for access to the rear gardens, wall and base units in cream with black mottled worktop over, fully tiled splashbacks, high gloss fully tiled flooring, plumbing for washing machine and double radiator.

Cloakroom

Fitted with white couple wc and wash hand basin, with white vanity storage units with work top over to match utility room.

High gloss tiled flooring and radiator.

Stairs and Landing

With stairs to first flooring landing with spacious accommodation. Housing airing cupboard to landing and sky light.

Bedroom 1

3.98m x 3.44m (13'1" x 11'4")

Double size accommodation with triple built in wardrobe, window to the front elevation, radiator and flooring.

Ensuite

With white closed couple wc, wash hand basin and show cubicle with mains shower. Window to the side elevation, flooring and radiator.





Bedroom 2

3.33m x 5.24m (10'11" x 17'2")

Spacious double bedroom accommodation with two Upvc windows with blinds to the front elevation, radiator, flooring.

Bedroom 3

4.8m x 2.6m (15'8" x 8'6")

Double size room with free standing wardrobe and chest of drawers.

The room has been altered to house a study / snug or potentially split to make a 5th bedroom via a mezzanine floor with ladder stairwell (3.645M L x 2.60m W) with loft area storage.

Upvc window to the rear elevation with stunning views along with Velux window to the ceiling to allow additional lighting to both levels of this room.

Bedroom 4

3.08m x 3.44m (10'1" x 11'4")

Double size room with Upvc window to the rear elevation, radiator and flooring with free standing wooden wardrobe and drawers.

Family Bathroom

Fully fitted with P shape bath with shower over and shower screen, pedestal wc and wash hand basin, towel rail and Upvc window to the rear elevation.



External

With hedge for privacy and gravelled driveway for 3 car leasing to Single integrated garage.

To the rear is side gate with garden hose leading to bin store and oil tank.

The rear gardens are mainly laid to lawn with two patio areas, shrubs and borders with hedgerow to the rear which overlooks fields and has some beautiful views across the local area.

Garage

4.76m x 2.66m (15'7" x 8'8")

With electric roller door, housing the fusebox and oil boiler, water softener, lighting.

Agents Note

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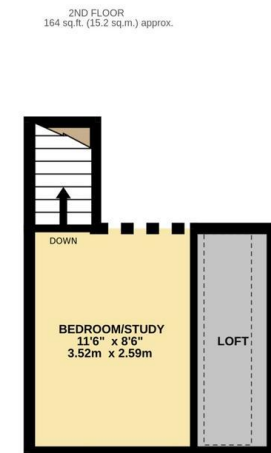
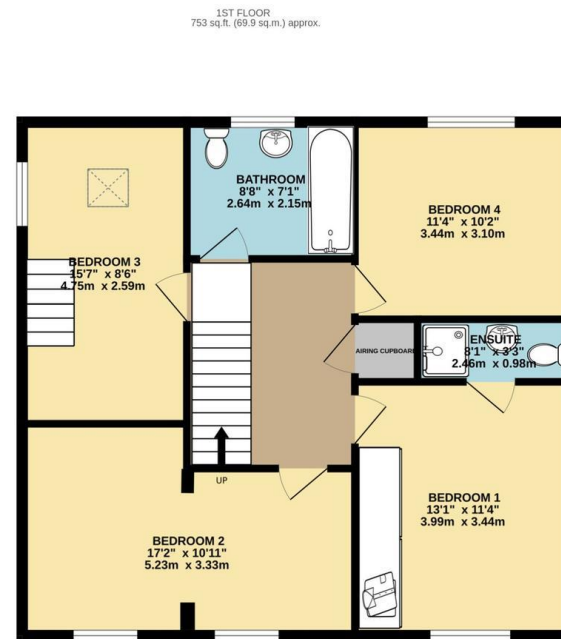
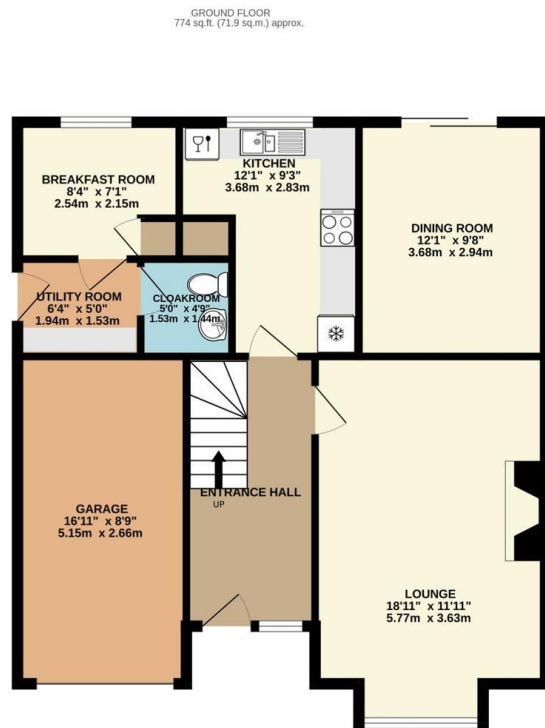
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Floorplan



4/5 BEDROOMS, 3 FLOORS, 3 BATHROOMS

TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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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