



Kime Close, Folkingham  
£425,000



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Freehold

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## Key Features

- Deceptively Large Detached Dorma
- Four Double Bedrooms
- Immaculately Presented Throughout
- Downstairs Bedroom and Bathroom
- Sought After Village Location
- Separate Dining Room and Office
- EPC rating D
- Current Council Tax Band: E







This deceptively large Four Double Bedroom Detached Family Home offers some 1800 sq ft of space, located in the popular and sought after village of Folkingham. The property is immaculately presented throughout, each room is a generous size with modern decor, comprising; Downstairs - Entrance Hall, Lounge, Dining Room, Snug/Fourth Bedroom, Breakfast Kitchen, Office, Conservatory, Utility Room, Bathroom. Upstairs - Master Bedroom with En Suite, 2nd Bedroom partitioned with a separate lounge/snug, third bedroom and Family Bathroom. An early viewing is highly recommended to fully appreciate the size and standard of property on offer.

### Entrance Hall

With solid oak Entrance Door with frosted glazing to side, stairs leading to 1st floor with storage cupboard under, BT point, engineered oak flooring and radiator.

### Lounge

4.66m x 3.48m (15'4" x 11'5")

With a feature open fire place set in decorative surround, TV point, window to front aspect, engineered oak flooring and radiator.

### Dining Room

2.94m x 3.34m (9'7" x 11'0")

With window to rear aspect and radiator.

### Snug/Bedroom Four

3.85m x 3.04m (12'7" x 10'0")

Currently used as a snug but with the option of being a bedroom, with TV point, window to front aspect and radiator.

### Kitchen

3.74m x 3.84m (12'4" x 12'7")

Having a range of base and eye level units with work surface over and a breakfast bar, ceramic sink with mixer tap and drainer, integrated eye level double oven, ceramic four ring hob with extractor hood over, space for under counter fridge/freezer, space for freestanding tall fridge/freezer, window to rear aspect and opening to;

### Utility Room

With base level unit with work surface over, space and plumbing for washing machine, space for condensing tumble dryer, storage cupboard, window to side aspect and radiator.

### Office

3.42m x 2.35m (11'2" x 7'8")

With two storage cupboard, window to side aspect and radiator.

### Conservatory

3.39m x 2.46m (11'1" x 8'1")

Part brick and upvc build, tiled flooring, electric heater and French doors to rear garden.

### Downstairs Bathroom

Three piece suite comprising paneled bath with shower attachment, hand wash basin, low level wc, radiator, window to rear aspect and radiator.

### Landing

With stairs taken from Entrance Hall, airing cupboard, access to loft space and radiator.

### Bedroom One

7.6m x 4.53m (24'11" x 14'11")

With dual aspect windows to front and rear, large built in wardrobes, TV and BT point, two radiators.







### En Suite

Three piece suite comprising mains fed shower, hand wash basin, shaver point, low level wc, radiator, velux window to rear aspect and extractor fan.

### Bedroom Two

The 2nd bedroom has a stud wall to create a lounge/snug area, giving access to the bedroom. The lounge/snug area measures 3.76m L x 2.97m W with a window to rear aspect and radiator. The bedroom measures 3.71m L x 2.97m W, with a window to front aspect and radiator.

### Bedroom Three

3.75m x 2.73m (12'4" x 9'0")

With window to front aspect and radiator.

### Family Bathroom

Three piece suite comprising paneled bath with shower attachment, hand wash basin, low level wc, radiator, shaver point, extractor fan and window to rear aspect.

### Outside

The front of the property offers a generous sized tarmac driveway, further area laid to lawn with decorative shrubbery.

The rear garden is well presented being mainly laid to lawn with patio area, decorative borders with shrubbery and flowers, the side of the property has an area laid to gravel with timber shed.

### Garage

Up and over garage door with electric and lighting.



## Agents Note

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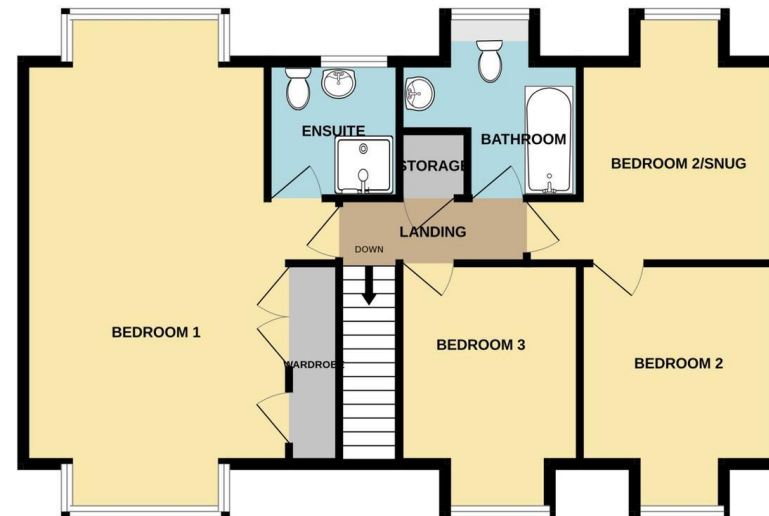


# Floorplan

GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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