



Wilkie Drive, Folkingham
£415,000



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Freehold



Key Features

- Executive Detached Family Home
- Four Double Bedrooms
- Sought After Village Location
- Landscaped Rear Garden
- Solar Panels
- Detached Double Garage
- EPC rating B
- Current Council Tax Band: D





An impressive executive detached family home situated in the sought-after rural village of Folkingham, offering four generous double bedrooms and a versatile layout ideal for modern family living. The property benefits from a beautifully landscaped rear garden and owned solar panels, and the internal accommodation comprises an entrance hall, lounge, dining room, breakfast kitchen, utility room, cloakroom, four double bedrooms including an en suite to the master, and a family bathroom. Externally, there is ample off-road parking and a detached double garage, making this a superb opportunity to acquire a spacious home in a desirable village setting.

Entrance Hall

With part glazed Entrance door, stairs to 1st floor, BT point and radiator.

Lounge

5.79m x 3.53m (19'0" x 11'7")

With bay window to front aspect, patio doors to rear garden, fire place, TV and BT point, radiators.

Study/Dining Room

4.09m x 2.73m (13'5" x 9'0")

With bay window to front aspect and radiator.

Breakfast Kitchen

2.9m x 5.21m (9'6" x 17'1")

Having a range of base and eye level units with work surface over, one and a half sink with mixer tap and drainer, integrated NEFF oven with four ring NEFF induction hob and extractor hood over, space and plumbing for dishwasher, space for American style fridge freezer, storage cupboard under stairs, two windows to rear garden and radiator.

Utility Room

1.58m x 1.93m (5'2" x 6'4")

Having base and eye level units with work surface over, sink with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, boiler, storage cupboard to side and part glazed door to rear garden.

Cloakroom

With low level wc, hand wash basin and radiator.

Landing

With stairs taken from Entrance Hall, access to loft space, window to rear garden and radiator.

Bedroom One

5.79m x 3.53m (19'0" x 11'7")

With built in wardrobes, window to front aspect and radiator.

En Suite

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards, low level wc, radiator, window to rear aspect and extractor fan.

Bedroom Two

2.98m x 3.68m (9'10" x 12'1")

With window to front aspect and radiator.

Bedroom Three

2.77m x 2.62m (9'1" x 8'7")

With window to rear aspect and radiator.

Bedroom Four

2.98m x 3.22m (9'10" x 10'7")

With window to front aspect and radiator.

Family Bathroom

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

Detached Double Garage

5m x 5.12m (16'5" x 16'10")

With EV Charging point, up and over garage doors, electric and lighting, door and window to rear garden.

Outside

To front is well presented being laid to lawn with decorative flowers and shrubbery, strip to right hand side laid to lawn with flowers and shrubbery. Large double width driveway providing ample parking with side access to rear.

The rear garden is beautifully presented and landscaped, seating area laid to decking with space and electric for hot tub to side under pergola, further laid to lawn with decorative flowers and shrubbery, space for greenhouse to side, outside tap and lighting and pond.

Solar Panels

Please note the solar panels are owned.

Agents Note

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Floorplan



Total area: approx. 147.6 sq. metres (1588.7 sq. feet)
9 Wilkie Drive, Folkingham



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