



Churchfields Road, Folkingham Sleaford
£350,000 **Freehold**

QUENTIN
MARKS



Key Features



- Extended Family Home
- Open Plan Living / Kitchen / Dining
- Utility Room
- Downstairs WC
- 4 Bedrooms

Situated within a desirable development in the historic South Lincolnshire village of Folkington, renowned for its charming Georgian Market Square, this beautifully presented four-bedroom detached home offers modern living with high-quality finishes throughout.

At the heart of the property is the stunning open-plan living/kitchen/dining area, which has been thoughtfully refitted to create a stylish and functional space. The garden room, a standout feature, boasts a vaulted ceiling, a wood-burning stove, and elegant French doors that open onto the rear garden. The dining area seamlessly connects to the kitchen and includes a versatile island unit that doubles as a breakfast bar, complete with built-in storage. The kitchen is extensively fitted with high-end features, including



granite work surfaces, an AEG induction hob with an extractor, an integrated dishwasher, and a tall unit housing a double oven. There is also space and plumbing for an American-style fridge-freezer. Off the kitchen there is a fitted utility room.

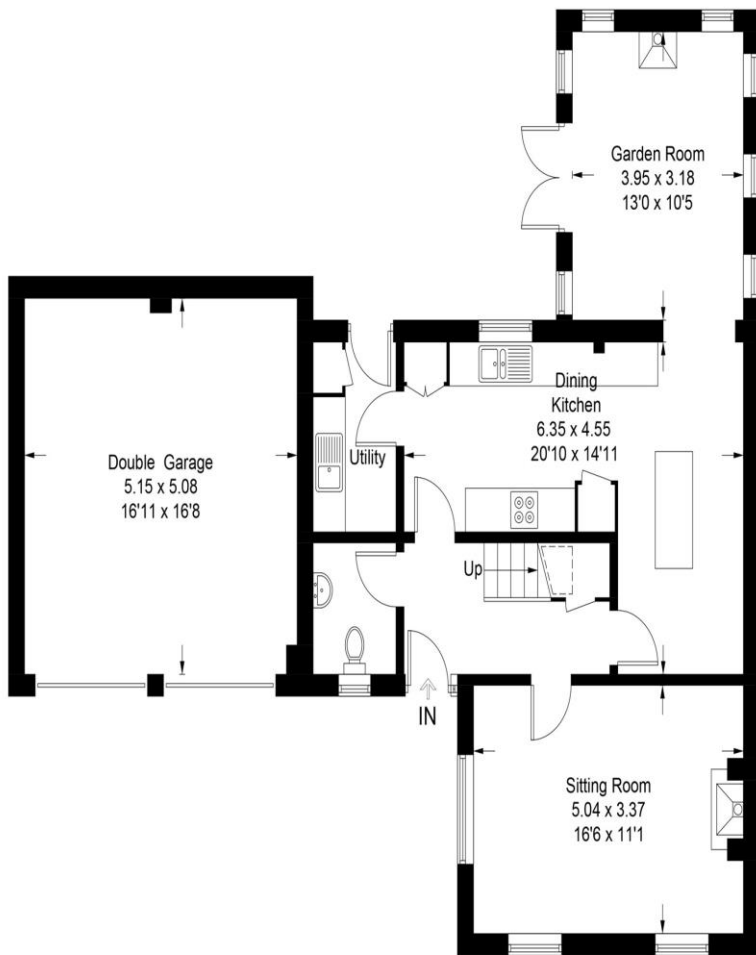
The lounge, located at the front of the house, exudes warmth and character, featuring a multi-fuel stove set within a beautiful limestone fireplace with a polished granite hearth. A convenient downstairs cloakroom/WC completes the ground floor.

Upstairs, the property offers four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite. The family bathroom has been stylishly refitted and includes a concealed flush WC, a vanity wash-hand basin, and a panelled bath.

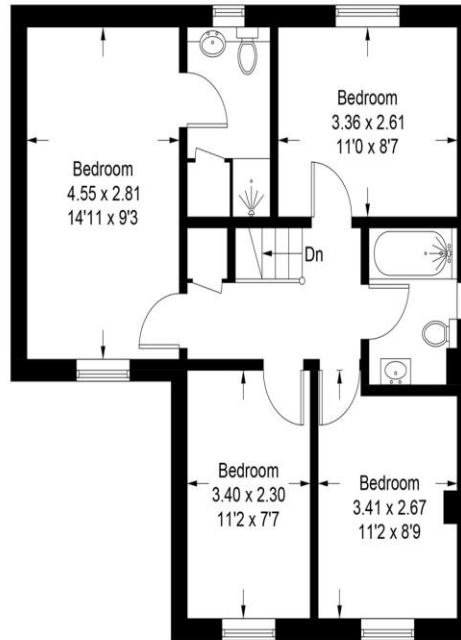
Externally, the property boasts a double-width driveway leading to a double garage with power, lighting, and a rear access door to the garden. The front of the house also features an electric vehicle charging point. The enclosed rear garden is a delightful space, with a paved patio, a neatly maintained lawn, a large shed, and a sunken gravelled patio area, perfect for outdoor relaxation.

This exceptional home is presented in immaculate condition and offers an ideal combination of





Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.


modern convenience and village charm.


To view this property call Quentin Marks on:
01778 391600

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100255 - 0003

