



Kime Close, Folkingham Sleaford  
Offers Over £375,000 **Freehold**

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# Key Features



- Chalet Style House
- 4/5 Bedrooms
- Bathrooms Upstairs & Down
- Well Fitted Kitchen
- Lounge With Open Fire

This beautifully presented detached chalet-style home occupies a pleasant plot and benefits from a south facing rear garden. The chalet design offers highly versatile accommodation, including the option for a ground-floor bedroom, making the property suitable for a range of needs and lifestyles.

The entrance hall features oak flooring and provides access to the lounge, which also benefits from oak flooring and an attractive cast iron and stone fireplace with an open fire. Located to the rear of the lounge is a separate dining room of generous proportions, ideal for formal dining and entertaining.

The kitchen/breakfast room is extensively fitted with a range of base and wall units incorporating



cupboards and drawers, complemented by work surfaces. Appliances include a glass hob with extractor hood above and an eye-level double oven. In addition, the kitchen features a useful peninsula breakfast bar and leads through to a utility room with a large built-in pantry cupboard.

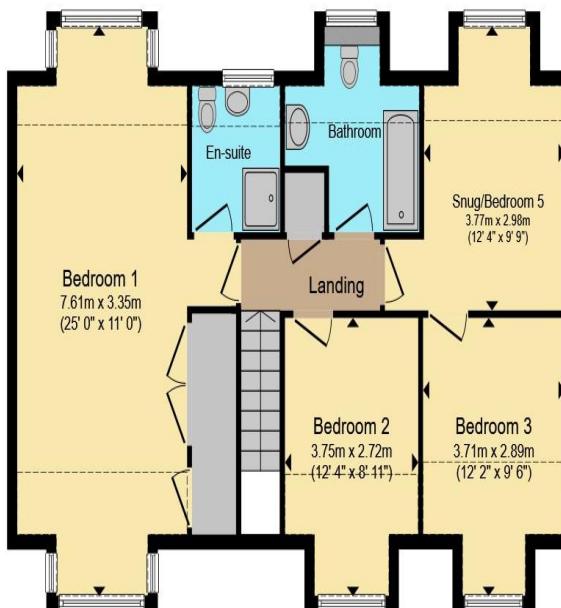
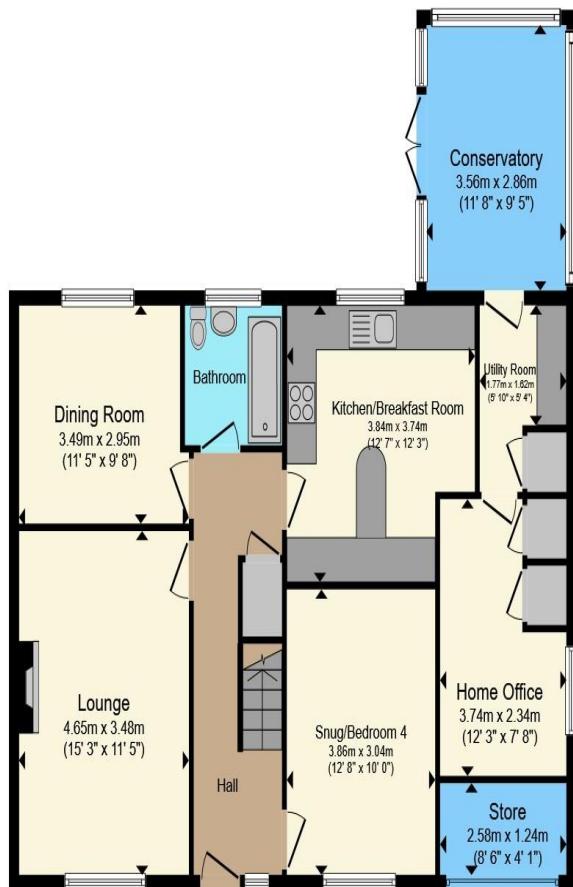
From the utility, there is access to the conservatory at the rear of the house, of a brick and UPVC double-glazed construction, with doors opening onto the garden.

Completing the ground floor is a home office, offering a variety of potential uses, together with a snug/family room/Bedroom Four and a bathroom, providing excellent flexibility, including options for ground-floor living.

Upstairs, the standout feature of the home is the impressive principal bedroom suite, which extends from the front to the rear of the property. This spacious room benefits from built-in wardrobes, an en-suite bathroom, and walk-in dormer windows to both the front and rear elevations, allowing for plenty of natural light. The remaining bedrooms on the first floor are all of a good size being double bedrooms. The family bathroom is well proportioned and fitted with a three-piece suite.

The property benefits from UPVC double glazing and central heating throughout.





Total floor area 172.3 sq.m. (1,854 sq.ft.) approx

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Externally, the front garden is laid to lawn, alongside a driveway providing off-road parking for two vehicles. The original single garage has been partly converted, now offering a useful storage area to the front with an up-and-over door, light and power, while the rear section forms the home office, accessed internally.

The rear garden, as previously noted, is a particularly attractive feature, enjoying a south facing aspect. It comprises a paved patio area with lawn beyond, well-stocked flower and shrub borders, an outside tap, and a garden shed.

Folkingham is a charming village, with its attractive Georgian market square being a particular highlight, although other notable benefits of the village include a thriving pub, a village hall hosting community events, and a charming village shop.

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