

***KIME CLOSE
FOLKINGHAM NG34 0UF***



£425,000

Enjoying views to the rear over open farmland and located within this small cul-de-sac in the ever popular village of Folkingham, a spacious Three Bedroom Detached Bungalow with Ample Parking, Double Garage and 22'2 x 11'1 Conservatory overlooking the garden. The bungalow is in a private setting and enjoys the benefits of Oil Central Heating and Double Glazing to the full accommodation comprising Reception Hall, 17'11 Lounge, Kitchen with Breakfast Room off, Three Good Sized Bedrooms with Dressing Area and En-Suite to the master bedroom, Family Bathroom, Separate Dining Room, Utility Room and Double Garage. The garden is a particular feature and measure 0.24 of an acre (STS), with many seating areas and a small woodland walk feature, however, wherever you are in the garden, there is a private retreat to enjoy the views or gardens. The bungalow offers much larger than average accommodation and early viewing is recommended.

Directions:

Travelling from Sleaford on the A15, proceed towards the village of Folkingham. Once in the centre of the village turn right into West Street and continue as if leaving the village before turning right again. Take the second turning on the right hand side into Wilkie Drive and turn left into Kime Close. The property is located on the right hand side as indicated by our 'For Sale' board.

A double glazed entrance door with two matching side screens provides access to the Reception Hall having storage cupboard, airing cupboard, loft access and radiator.

Lounge: 5.46m (17'11") x 3.73m (12'3")

Having two double radiators, bow window, new living flame effect Calor gas fire, dado rail, four wall light points and coved ceiling.



Dining Room: 3.76m (12'4") x 2.97m (9'9")

Having three wall light points, radiator and coved ceiling. Patio doors provide access to the:

Conservatory: 6.76m (22'2") x 3.38m (11'1")

Having personal door to the side and French doors to the garden.



Kitchen: 3.94m (12'11") x 3.20m (10'6")

Having wall and base units, worktop, tiled splashbacks, inset hob, built-in double oven, cooker hood, 1½ bowl single drainer inset sink with monobloc tap, built-in dishwasher built-in fridge, island unit, radiator and tiled floor. The kitchen is open plan to the:



Breakfast Room: 2.54m (8'4") x 2.08m (6'10")

Having radiator.



Utility Room: 2.44m (8'0") x 1.75m (5'9")

Having wall and base units with worktop over, inset sink with monobloc tap, tiled splashbacks, plumbing for washing machine, radiator and door to the Conservatory.



Bedroom 1: 3.76m (12'4") x 3.68m (12'1")

Having radiator, coved ceiling and Dressing Area Off with double built-in wardrobe.



En-Suite:

Having separate mains fed shower, low level w.c, hand washbasin, tiled splashbacks and shaver point.



Bedroom 2: 4.27m (14'0") x 2.84m (9'4")

Having radiator and coved ceiling.



Bedroom 2

Bedroom 3: 3.68m (12'1") x 2.67m (8'9")

Having radiator and coved ceiling.



Bathroom:

Being half tiled and having 'P' shaped shower bath with mixer tap and shower attachment with mains fed shower over, vanity hand washbasin with cupboards below, low level w.c, chrome towel radiator and shaver point.



Outside:

*The garden to the front of the property is laid mostly to lawn with borders, and a drive provides **Ample Parking** and also has a turning area. The drive in turn approaches the **Detached Double Garage 5.11m (16'9") x 5.05m (16'7")** having twin up and over doors, light and power points, loft storage and side door to the rear garden. To the side of the Conservatory is a large patio area and there are numerous well stocked borders and gravelled pathways. There is a woodland walk feature with a range of trees leading to further gravelled pathways providing access to the pond and main lawn area. This path extends to the front of the Conservatory and has a gravelled and paved seating area with a further lawn to the side.*





Further Aspect



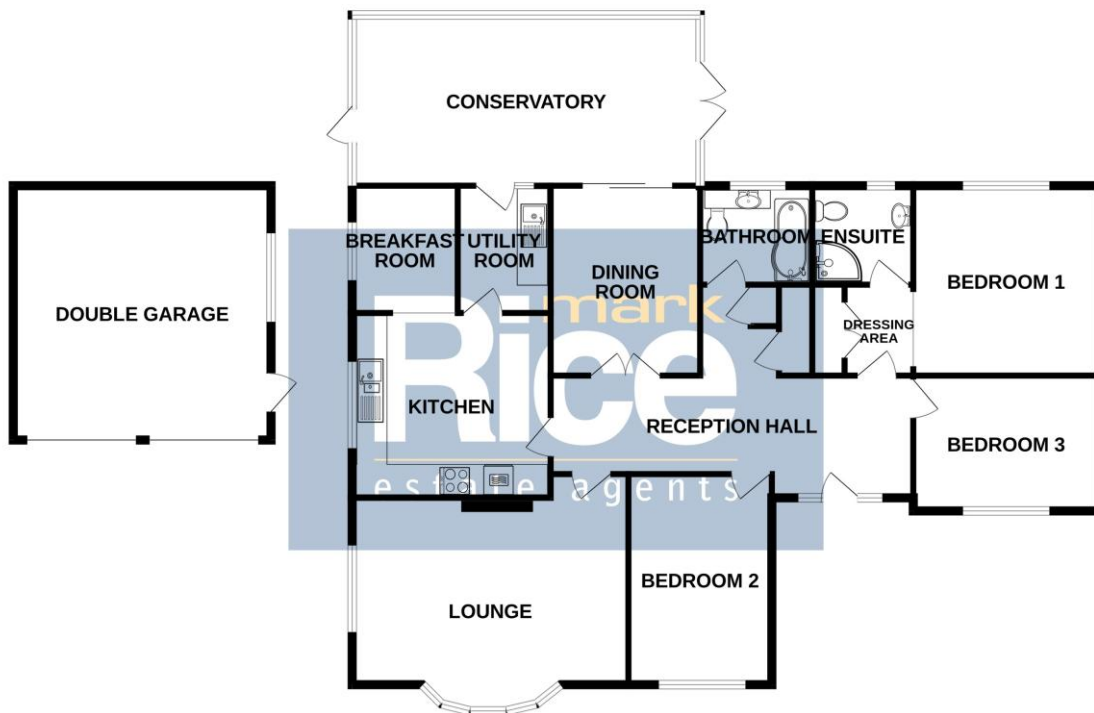
Plot



View

Council Tax Band E.

GROUND FLOOR
1860 sq.ft. (172.8 sq.m.) approx.



TOTAL FLOOR AREA : 1860 sq.ft. (172.8 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			72
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

- Agents Note: These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*
- Fixtures & Fittings: Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*
- Money Laundering Regulations 2003: We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 13/04/2026

**Viewing Strictly by Appointment With Mark Rice Estate Agents
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