



West Street, Folkingham  
£385,000



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## Key Features

- Extended Semi Detached Family Home
- Five Bedrooms
- Immaculately Presented Throughout
- Beautiful South Facing Rear Garden with Countryside Views
- Open Plan Kitchen Diner leading to Sun Room
- Downtairs Steam/Shower Room
- EPC rating D
- Current Council Tax Band B





Dating back to 1871 and extensively extended over the years, this substantial five-bedroom semi-detached home in the highly desirable village of Folkingham perfectly blends character features with spacious modern family living. Occupying a generous plot with uninterrupted countryside views to the rear, the property's true standout feature is the beautifully landscaped south-facing rear garden, thoughtfully arranged over three levels to maximise both practicality and enjoyment of the stunning outlook. Offering versatile accommodation throughout, including multiple reception spaces, a stunning vaulted sun room, steam/shower room and five well-proportioned bedrooms, this is a home that must be viewed in person to be fully appreciated.

Entering the property, you are welcomed into an entrance hall complete with a useful coats and shoes storage cupboard, ideal for modern family living. From here, the home opens into the impressive open-plan kitchen diner, a superb social space finished with tiled flooring throughout and offering ample room for both dining and entertaining.

The dining area seamlessly opens into the stunning sun room extension, undoubtedly one of the home's standout spaces. Featuring a vaulted ceiling and large window overlooking the rear garden and countryside beyond, the room is flooded with natural light, whilst bi-fold doors open directly onto the first seating terrace, creating an excellent indoor-outdoor flow during the warmer months.

Returning to the kitchen area, the property continues to impress with a comprehensive range of fitted units and quality integrated appliances, including three eye-level ovens, a

warming drawer, a four-ring Neff electric hob alongside a separate hot plate, two sinks and a dedicated fresh water tap. A door from the kitchen provides access into the garage, complete with an electric door.

Beyond the kitchen, an inner hallway gives access to a separate pantry cupboard providing excellent additional storage. Opposite is the downstairs shower/steam room, a fantastic and unique feature of the property, offering a luxurious space to relax and unwind. Continuing through the hallway leads to the separate lounge, a cosy yet spacious reception room ideal for quieter evenings away from the main entertaining areas of the home.

To the first floor, the generous master bedroom enjoys lovely views over the rear garden and surrounding countryside, whilst benefiting from a beautifully appointed modern four-piece en suite bathroom. There are three further double bedrooms, all complete with built-in wardrobes providing excellent storage solutions. The fifth bedroom is currently utilised as a home office, again benefitting from built-in storage, making it a versatile space suitable for a variety of uses depending on individual requirements. Completing the first floor accommodation is the contemporary family shower room.

Externally, the property continues to impress with ample off-road parking to the front and access to the garage. The south-facing rear garden is a true highlight and has been thoughtfully landscaped across three distinct levels to fully embrace the exceptional countryside views.





Immediately outside the sun room is a generous seating area, perfect for outdoor dining and entertaining. Steps then lead down to a lower section laid with artificial turf, creating a low-maintenance yet practical family space. Continuing further down, a second large seating terrace enjoys elevated uninterrupted views across the surrounding countryside, providing a peaceful setting to relax and enjoy the surroundings.

Positioned within the garden is a substantial timber workshop complete with electric supply, offering excellent potential for hobby space, storage or a home workshop. Altogether, the gardens provide a fantastic extension of the living accommodation and further enhance what is already an exceptional family home.

### Entrance Hall

### Kitchen Diner

3.61m x 7.13m (11'10" x 23'5")

### Sun Room

3.35m x 3.95m (11'0" x 13'0")

### Hallway

### Pantry

1.39m x 2.49m (4'7" x 8'2")

### Downstairs Shower Room

3.6m x 2.98m (11'10" x 9'10")

### Lounge

3.63m x 4.94m (11'11" x 16'2")

### Landing



## Bedroom One

3.79m x 4.12m (12'5" x 13'6")

## En Suite

2.93m x 2.77m (9'7" x 9'1")

## Bedroom Two

2.74m x 3.35m (9'0" x 11'0")

## Bedroom Three

3.76m x 2.62m (12'4" x 8'7")

## Bedroom Four

3.63m x 2.88m (11'11" x 9'5")

## Bedroom Five/Office

2.4m x 3m (7'11" x 9'10")

## Family Shower Room

## Garage

5.85m x 4.04m (19'2" x 13'4")

## Agents Note

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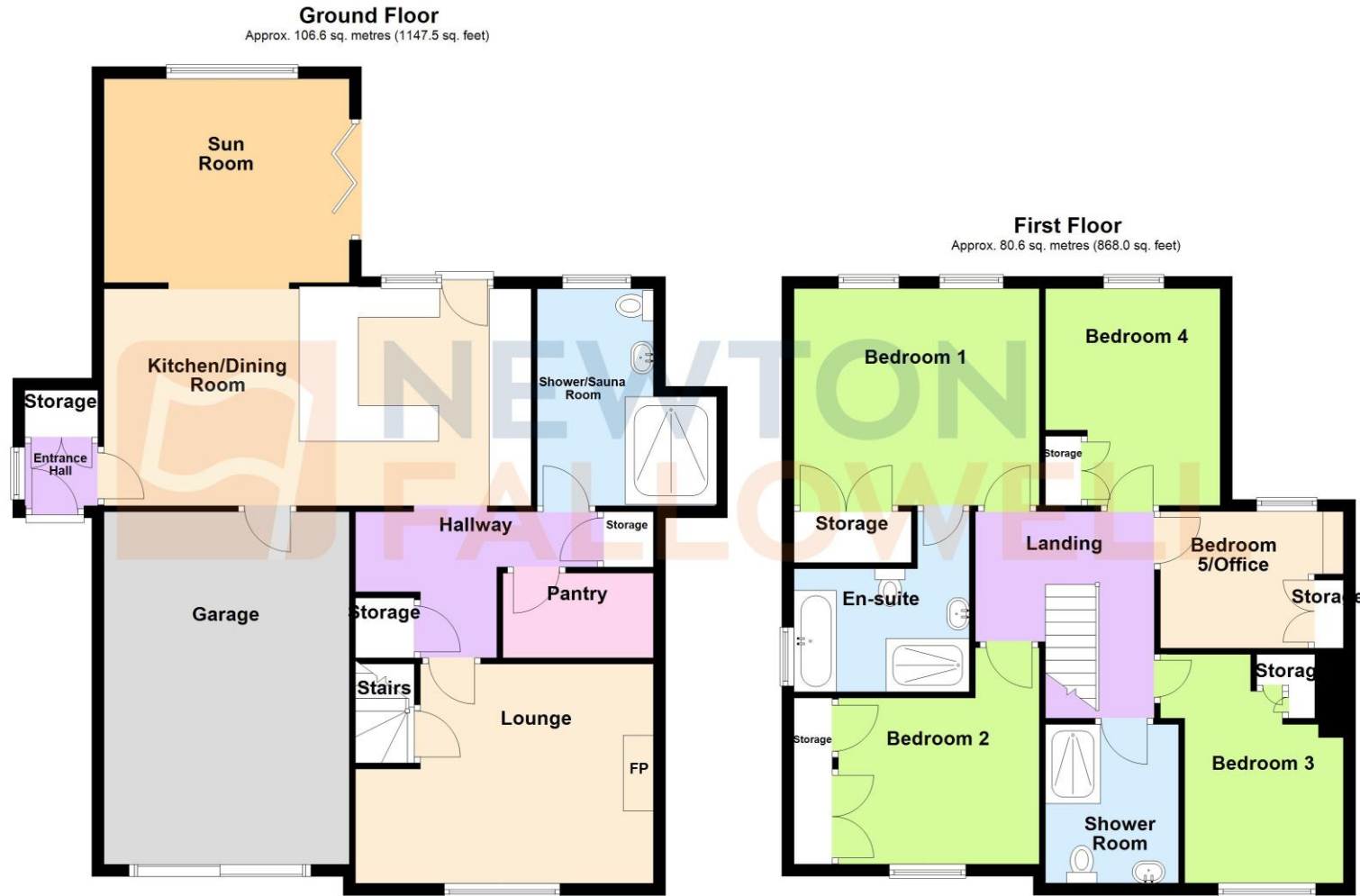
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# Floorplan



Total area: approx. 187.2 sq. metres (2015.5 sq. feet)  
19 West Street, Folkingham



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