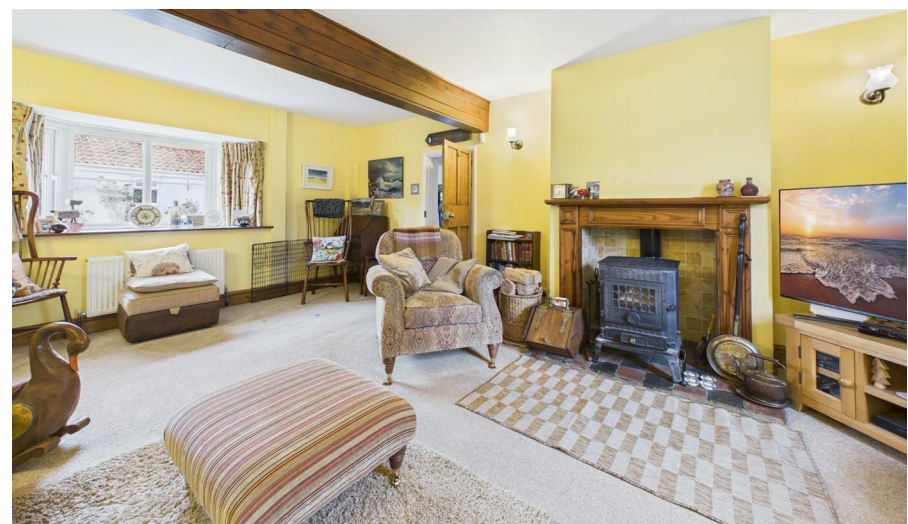


5 CHAPEL LANE, FOLKINGHAM, SLEAFORD, NG34 0SL



£325,000

- SEMI-DETACHED GEORGIAN PROPERTY
- FOUR BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- REFITTED MODERN KITCHEN
- UTILITY AND SHOWER ROOM
- DETACHED SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- CHARACTER PROPERTY
- VERSATILE ACCOMMODATION
- EPC ENERGY RATING E - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to offer to the market this Georgian property within the charming village of Folkingham, Sleaford. This delightful semi-detached house on Chapel Lane offers a perfect blend of comfort and style. With four spacious bedrooms, exposed beams and a fully enclosed garden, this property is ideal for families seeking a welcoming home in a tranquil setting. The vendor has informed us that they have recently refitted their pantile roof in keeping with the age of the property and village.

Upon entering, you are greeted by a spacious dining area leading to an inner hall. Off the hall, there is a dual-aspect lounge, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children. There is a refitted modern kitchen, a utility room and a downstairs shower room. The property has a warm and inviting atmosphere throughout.

The property boasts a four-piece bathroom suite and four generously sized bedrooms, offering plenty of room for furnishings and personal touches, making it easy to create your own sanctuary.

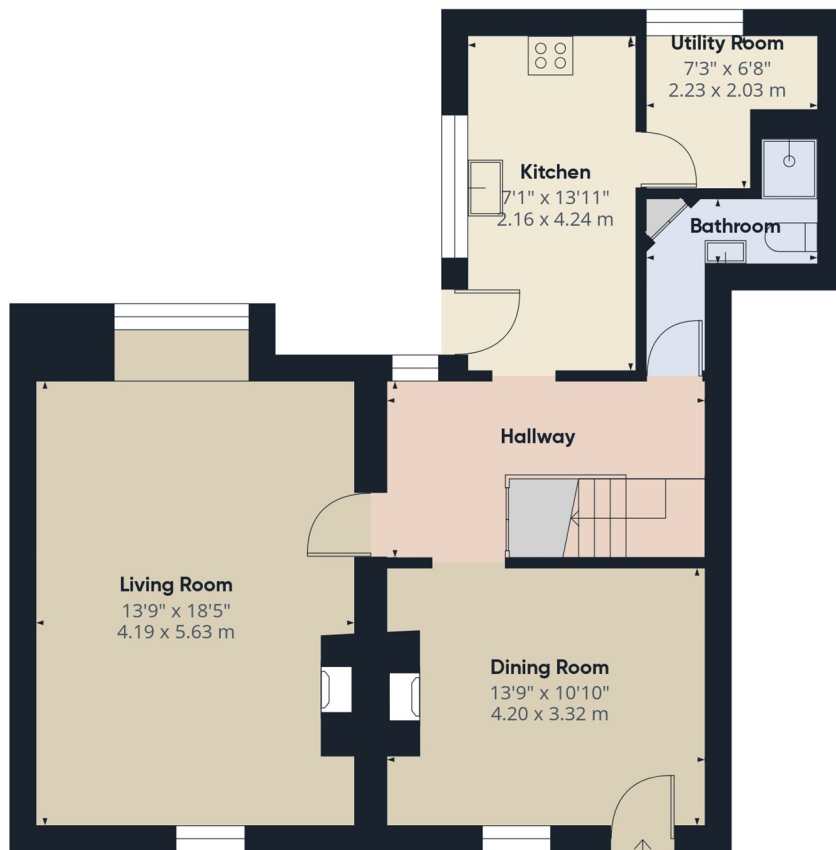
Outside, there is a fully enclosed rear garden with a seating area and access to the detached single garage.

Situated in a peaceful neighbourhood, this home benefits from the charm of village life while remaining within easy reach of local amenities. Folkingham is known for its picturesque surroundings and friendly community, making it an ideal location for those seeking a quieter lifestyle without sacrificing accessibility.

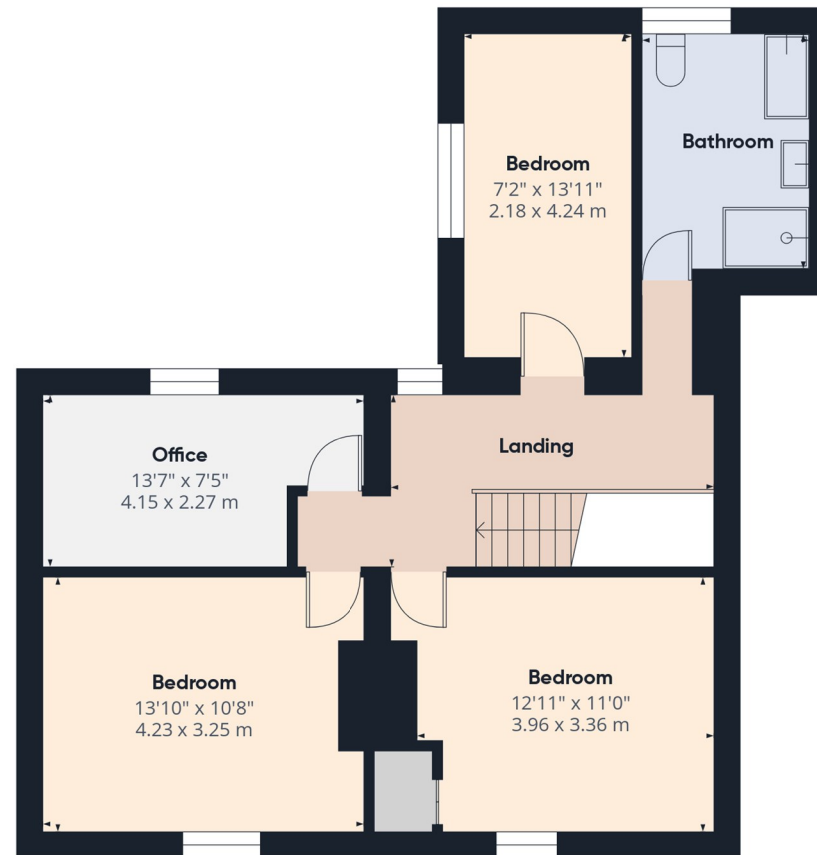
This semi-detached house on Chapel Lane is not just a property; it is a place where memories can be made and cherished. With its spacious layout and prime location, it presents an excellent opportunity for anyone looking to settle in a delightful part of Lincolnshire. Do not miss the chance to make this lovely house your new home.



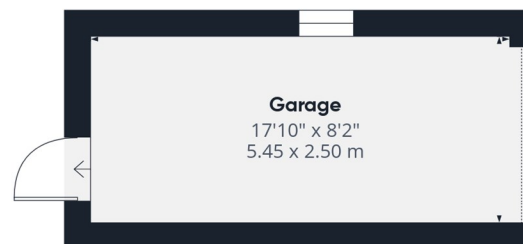
 4 Bedrooms  2 Bathroom  2 Reception



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1461 ft²

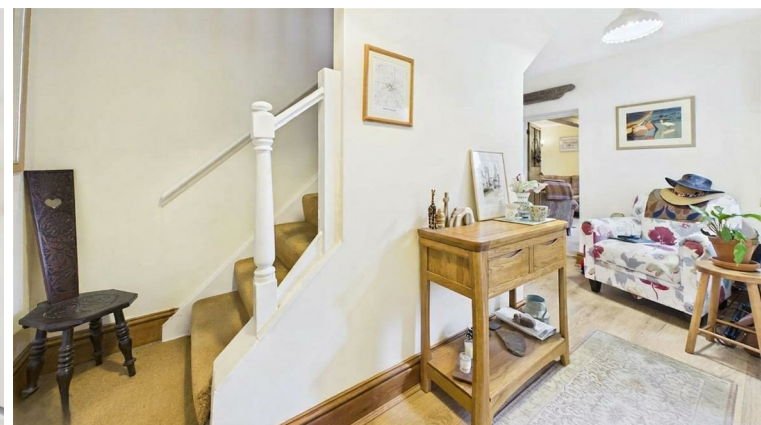
135.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



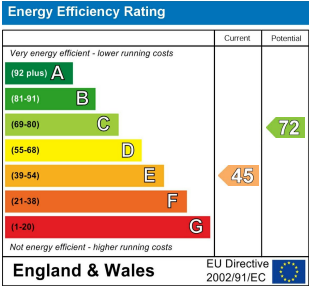


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the **MATERIAL INFORMATION REPORT** on this property select the link -

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

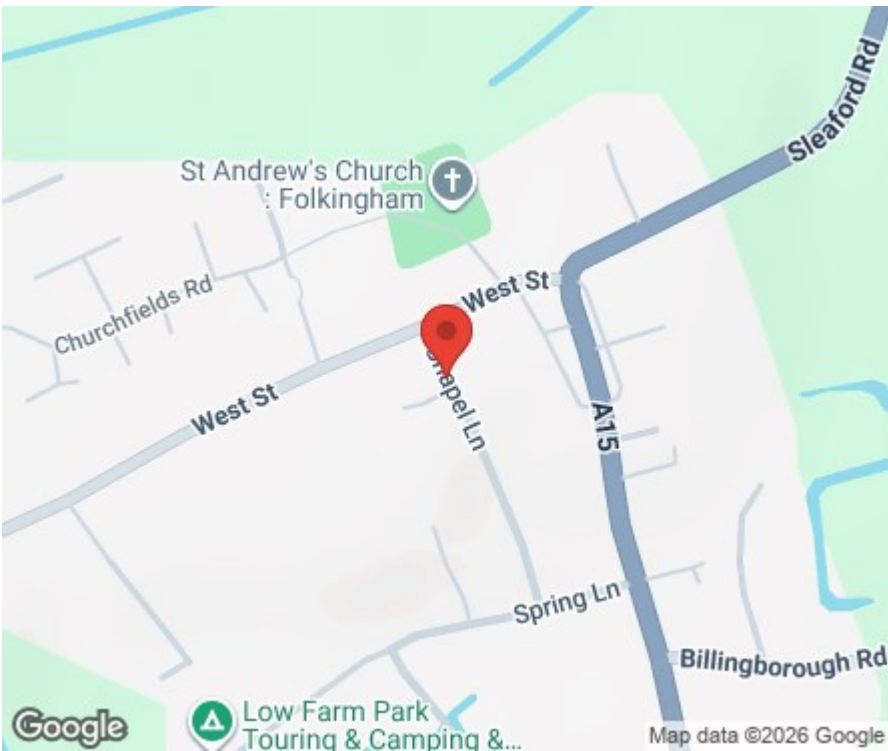
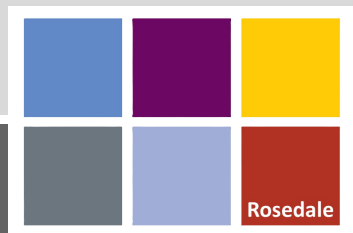
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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