



**Churchfields Road, Folkingham Sleaford NG34 0TY**

**welcome to**

## **Churchfields Road, Folkingham Sleaford**

Well-presented semi-detached home in Folkingham offered with no onward chain. Featuring driveway, garage and enclosed rear garden. Inside offers entrance hall, WC, kitchen and spacious lounge with patio doors, plus ensuite, family bathroom and flexible dressing room.



**Entrance Hall**

Having a radiator and laminate flooring.

**Kitchen**

Fitted with a range of wall and base units with work surfacing over, sink, electric oven & hob, integrated fridge freezer, breakfast bar, radiator, tiled flooring and window to the front.

**Lounge**

There is a storage cupboard, TV point, two radiators, media plate, window to the rear and patio doors.

**Cloakroom**

Fitted with a wash hand basin, WC, radiator, extractor and window to the front.

**First Floor Landing**

Having a radiator and window to the side.

**Bedroom One**

There is a TV point, radiator and window to the front.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, radiator, extractor and tiled flooring.

**Bedroom Two**

Having a radiator and window to the rear.

**Bedroom Three**

There is a TV point, radiator and window to the rear.

**Bathroom**

Fitted with a suite comprising of a bath, wash hand basin, WC, cupboard, vinyl flooring and window to the front.

**Outside Front**

To the front of the property there is a driveway.

**Garage**

Having up and over door.

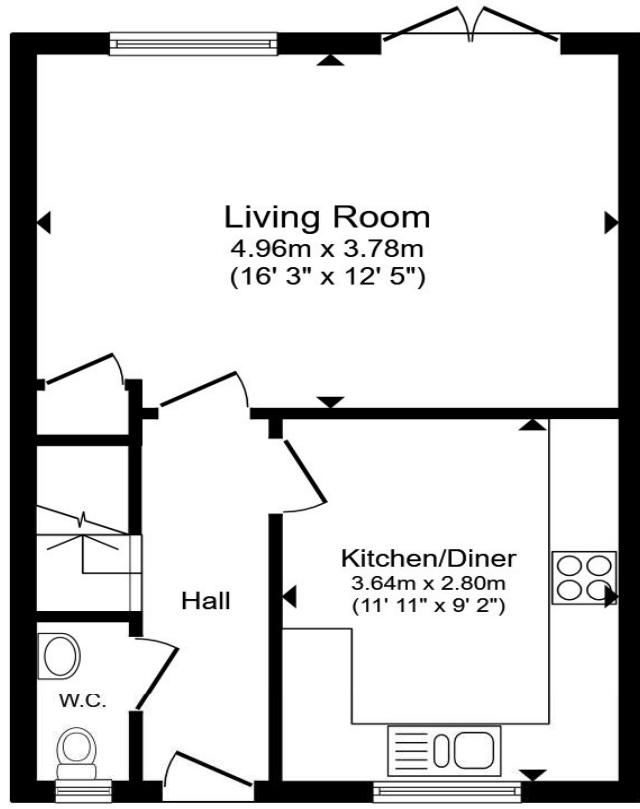
**Rear Garden**

The enclosed rear garden has a lawn, patio and seating area.

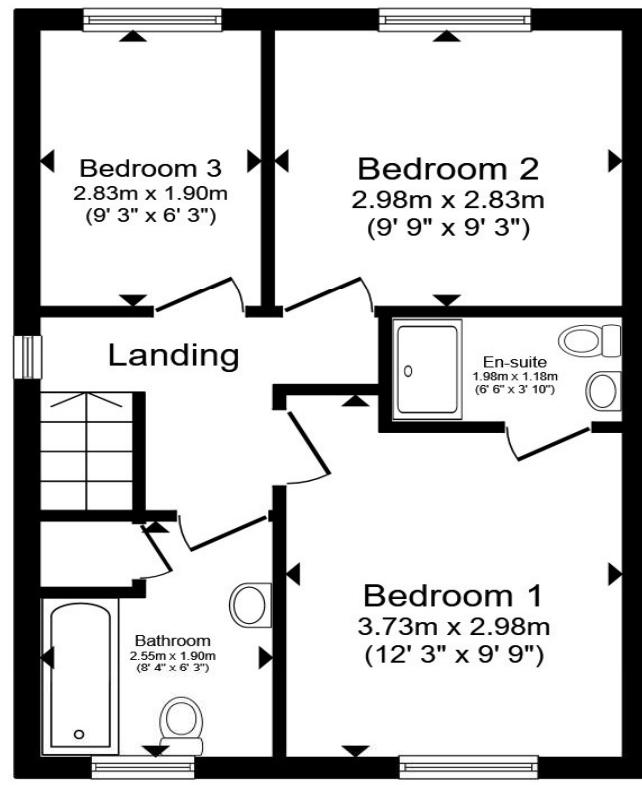


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**Ground Floor**



**First Floor**

Total floor area 75.6 m<sup>2</sup> (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Churchfields Road, Folkingham Sleaford

- Set back from the road in a popular village location
- Perfect home for first time buyers
- Ensuite to master bedroom and family bathroom
- Driveway and detached garage
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£200,000**



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Property Ref:  
SNH113077 - 0002

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