

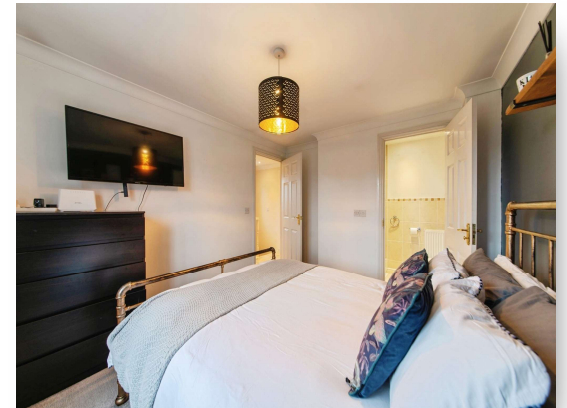
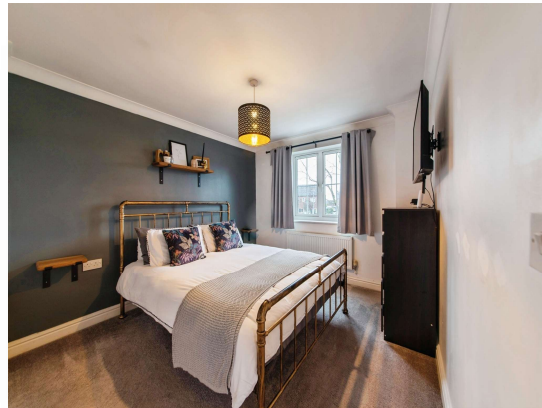


Churchfields Road, Folkingham Sleaford NG34 0TY

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.

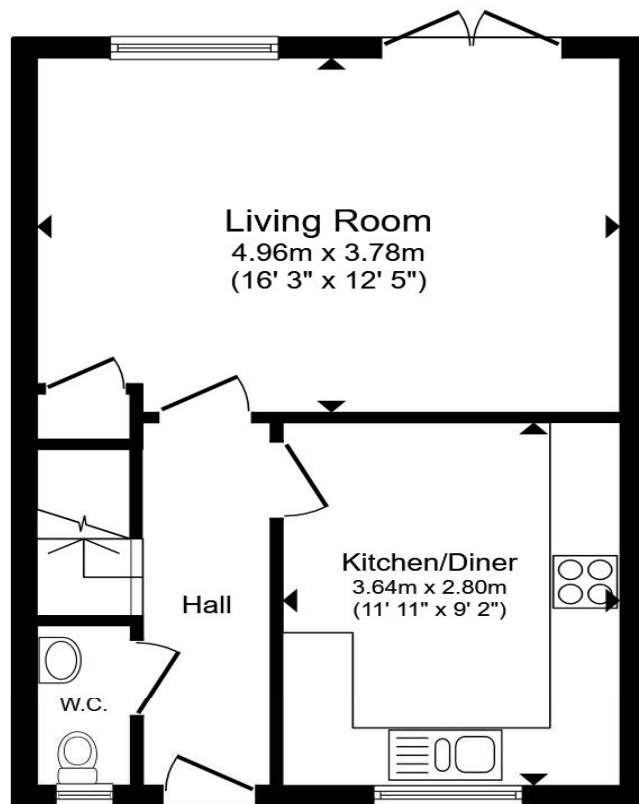
Rear Garden

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

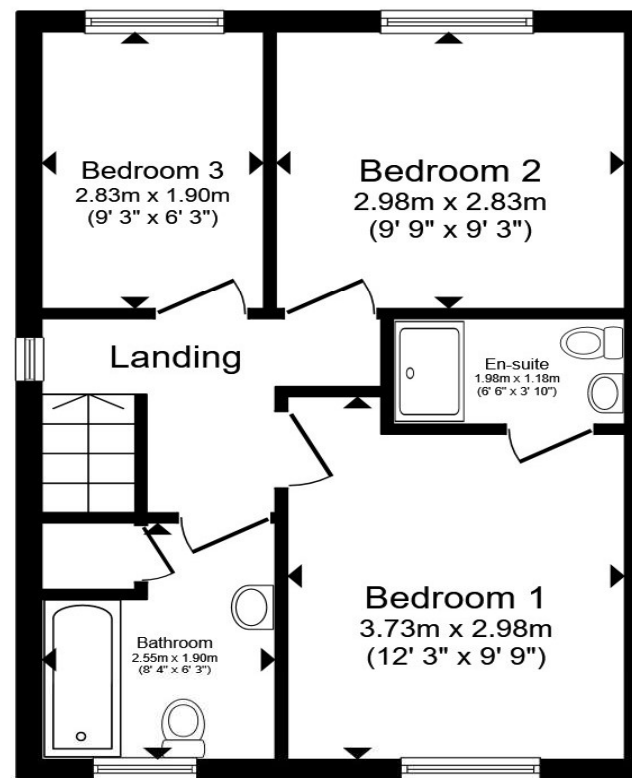


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Ground Floor



First Floor

Total floor area 75.6 m² (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

welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SNH113077 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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