NEWTONFALLOWELL



Kime Close, Folkingham
Offers Over £410,000

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Key Features

- Three Bed Detached Bungalow
- Larger Than Average Accommodation
- Large Conservatory
- Popular Village Location
- Views Over Fields
- Oil Central Heating/Double Glazing
- EPC rating D















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.

Lounge
5.46m x 3.73m (17'11" x 12'2")

Dining Room
3.76m x 2.97m (12'4" x 9'8")

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

Kitchen
3.94m x 3.2m (12'11" x 10'6")

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

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

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

En-Suite

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

Bedroom Three
3.68m x 2.67m (12'1" x 8'10")

Agents Note

These are draft particulars awaiting vendor approval.

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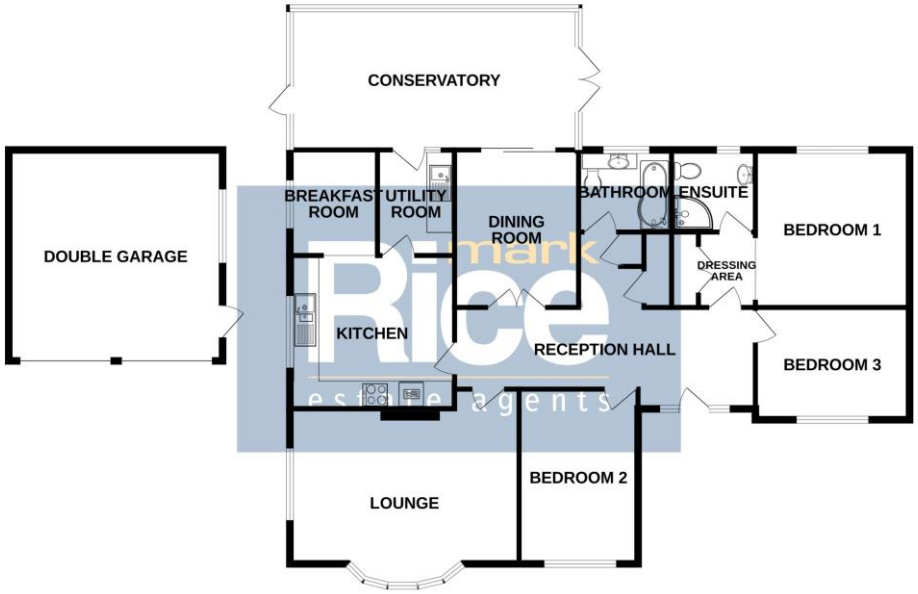






Floorplan

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



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