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**3 Sleaford Road, Folkingham, Sleaford, NG34 0SB**

**£775,000 Freehold**

- Individual Detached Bungalow
- Four Reception Rooms
- Four Double Bedrooms
- Former Pool Room & Annexe
- Two Paddocks of Approx 13 Acres

A unique opportunity has arisen to purchase this individual extremely spacious bungalow. Set in approximately 14 acres of land with a beautiful well kept garden and two large paddocks ideal for a small holding or equestrian facilities. There are amazing panoramic viewings across open fields and countryside. This property must be viewed at the earliest opportunity to appreciate everything it has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



## **GROUND FLOOR**

### **ACCOMMODATION**

Front door opening to spacious Entrance Hallway: Radiator, access to roof storage space, built in storage cupboard.



### **INNER HALLWAY**

From the main bungalow and living accommodation there is a long corridor leading to the former swimming pool and annexe. Inset ceiling spot lights, access to roof storage space.



#### **KITCHEN/BREAKFAST ROOM**

13' 10" x 13' 11" (4.22m x 4.24m) Fitted wall mounted and floor standing wooden fronted cupboards with complimentary worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer tap, space and plumbing under worktop for dishwasher, four ring ceramic hob with extractor canopy over, eye level double electric, radiator.



#### **LOUNGE**

15' 10" max x 22' 10" (4.83m x 6.96m) Open fire place with KIRKSTONE green slate surround, three wall light points, two radiators, TV point.

#### **DINING ROOM**

15' 5" x 9' 11" (4.7m x 3.02m) Radiator.

#### **KITCHENETTE/LOUNGE**

25' 9" x 15' 7" (7.85m x 4.75m) Fitted floor standing light wood effect cupboards with complimentary work tops, ceramic floor tiles, French Door opening to side garden.



#### **UTILITY ROOM**

8' 8" x 9' 10" (2.64m x 3m) Fitted floor standing cupboards, worktop, inset stainless steel sink and drainer, space and plumbing under worktop for washing machine, space for tumble dryer, space for fridge/freezer, radiator, part glazed door to outside.

#### **CLOAKROOM**

Low level WC, wash hand basin, complimentary splash back tiling, radiator.

#### **FAMILY ROOM**

10' 0" x 10' 10" (3.05m x 3.3m) Built in floor to ceiling storage cupboards to one wall, one wall light point, radiator.

#### **STUDY**

8' 6" x 14' 6" (2.59m x 4.42m) Radiator.

#### **BEDROOM 1**

16' 1" x 17' 9" (4.9m x 5.41m) Centre ceiling light and fan, radiator, window to rear and side.

#### **FAMILY BATHROOM**

9' 10" x 10' 5" (3m x 3.18m) Corner bath, wash hand basin with vanity cupboard under, corner shower cubicle, complimentary splash back tiling, radiator, airing cupboard housing hot water tank and shelving, electric shaver point and light.





**SECOND FAMILY BATHROOM**

8' 9" x 8' 4" (2.67m x 2.54m) Step up to panelled bath, wash hand basin with vanity cupboard under, separate shower cubicle, fully tiled walls, radiator, electric shaver point and light.

**CLOAKROOM 2**

Low level WC, wall mounted wash hand basin, complimentary splash back tiling, radiator.

**BEDROOM 2**

13' 4" x 10' 0" (4.06m x 3.05m) Built in wardrobe, radiator, window to side.

**BEDROOM 3**

8' 9" x 16' 9" (2.67m x 5.11m) Laminate flooring, radiator, window to side.

**BEDROOM 4**

9' 1" x 16' 5" (2.77m x 5m) Radiator, window to rear.

**FORMER POOL ROOM**

42' 3" x 25' 10" (12.88m x 7.87m) The former swimming pool has been drained and covered by hard flooring and carpet. This could be re-instated if required. There is a log burning stove, three wall light points, inset ceiling spot lights and a domed polycarbonate skylight roof. This room is part laid to ceramic floor tiles and part carpeted. There is an alcove measuring 8'7" x 7'9" which houses a hot tub and cover which is also included in the sale. Three sets of double opening French doors lead to outside. A door from the pool room leads to the kitchenette and lounge area.

**BOILER/STORE ROOM**

12' 6" x 15' 3" (3.81m x 4.65m) Floor standing oil central heating boiler which services the main house and a colour gas boiler which services the shower and changing rooms and provides hot water to the annexe. A very large storage room ideal for another fridge and freezer.





### **POOL CHANGING & SHOWER ROOM**

Enclosed shower cubide with glass door, ceramic floor tiles, sink and drainer with mixer tap, fitted wall mounted and floor standing light wood effect cupboards, space and plumbing for automatic washing machine, inset ceiling spot lights, chrome heated ladder towel rail.

Separate Cloakroom: Low level WC, wall mounted wash hand basin, ceramic floor tiles radiator, extractor fan.

### **EXTERNALLY**

#### **GARDEN**

The rear garden measures approximately 1.95 acres and is mostly laid to a large lawn with a wealth of mature trees and shrubs. There is a large pond and the most breath taking views across the paddocks and the Lincolnshire countryside. The front garden benefits from a large gravelled driveway with ample parking for several cars and leading to a single garage.



There are two paddocks included with the bungalow the first paddock on the west side measures approximately 3.55 acres and is laid to pasture.

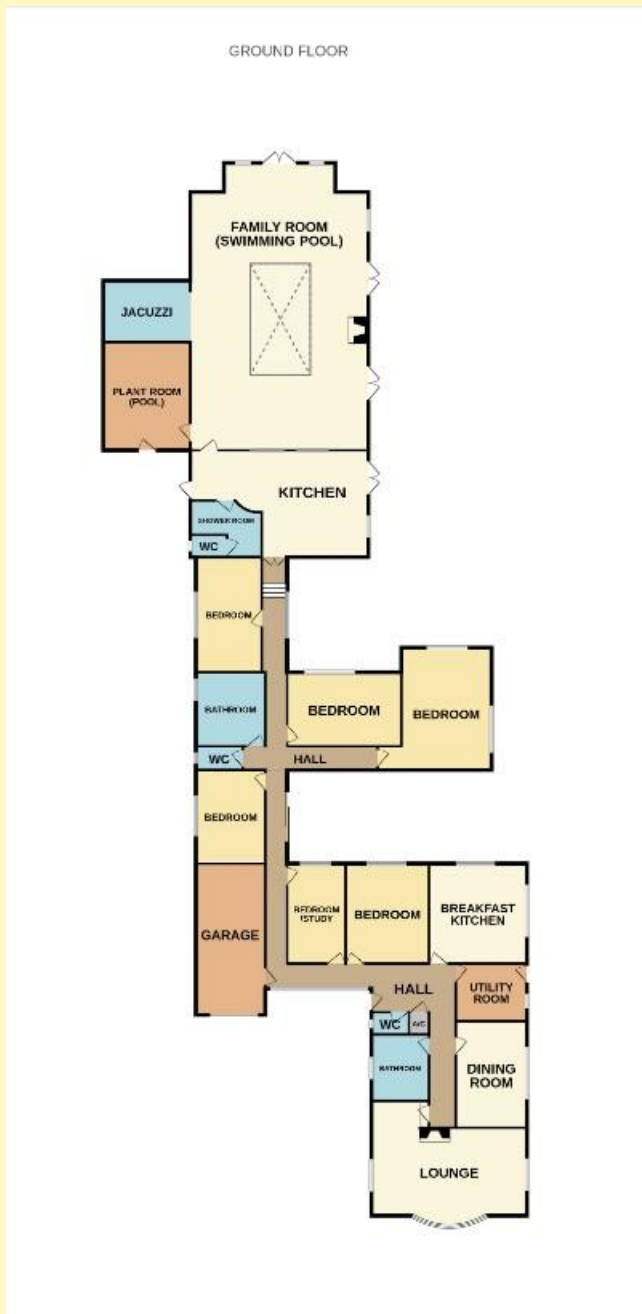
There are 40 solar panels at the rear of the paddock which generate an approximate income of £6200 per annum.

The second paddock on the east side of the bungalow measures approximately 9.14 acres and is also laid to pasture. The paddocks are perfect for anyone wanting to keep horses etc.









**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX BAND** C

**LOCAL AUTHORITIES**

South Kesteven District Council 01476 406080  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 17617**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		