



Wilkie Drive, Folkingham, Sleaford
offers over £435,000 **Freehold**

QUENTIN
MARKS



Key Features



- Chalet Style House
- Overlooks Open Fields
- 3/4 Double Bedrooms
- Refitted Ensuite
- Refitted Shower Room & Bathroom

This beautifully presented detached chalet style residence occupies an enviable position with open countryside views to the front and enjoys a desirable south-west facing rear garden.

Offering versatile and well-planned accommodation, the property provides the flexibility of ground floor bedroom living if required, complemented by a downstairs shower room.

The welcoming lounge is positioned at the front of the property, enjoying delightful views over the surrounding countryside. A separate dining room provides an excellent entertaining space, with patio doors opening into a superb garden room of brick and uPVC double-glazed construction, enhanced by a warm roof for year-round enjoyment.



To the ground floor, there is a study/bedroom 4 situated at the front of the property, alongside a stylishly refitted shower room. The refitted kitchen is exceptionally well appointed, featuring an extensive range of base and eye-level units with complementary work surfaces, an integrated dishwasher, a large AEG induction hob, and an eye-level electric double oven.

Adjoining the kitchen is a refitted utility room, complete with a water softener, and providing internal access to the single garage.

To the first floor, there are three generously sized double bedrooms. The principal bedroom benefits from a range of fitted wardrobes, together with an adjoining dressing room fitted with bespoke Hammonds wardrobes. It also enjoys a beautifully refitted en-suite shower room featuring a large shower cubicle.

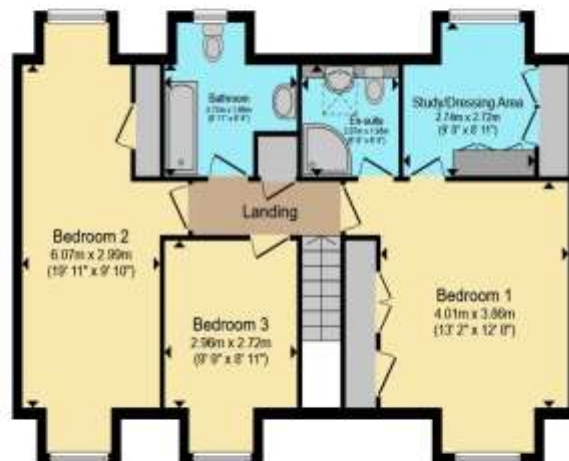
Bedroom 2 is an exceptionally spacious double room, enhanced by dormer windows at both ends and fitted wardrobes. Bedroom 3 is also a well-proportioned double bedroom with a dormer window to the front elevation.

Completing the first floor is a refitted family bathroom, fitted with a large P-shaped bath with shower attachment, a vanity wash hand basin with storage beneath, and a low-level WC.





Ground Floor



First Floor

Total floor area 173.4 sq.m. (1,866 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



Externally, the property is equally impressive. To the front, a lawned garden and driveway provide off-road parking for 3 vehicles and access to the single garage via an up-and-over door, where the oil-fired central heating boiler is located.

The attractive rear garden enjoys a south-west facing aspect and is designed for ease of enjoyment, featuring a paved patio, lawned area, a seating space to one side, and a garden shed to the other.

Immaculately presented throughout, this exceptional home must be viewed to be fully appreciated.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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