

EST 1770



Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



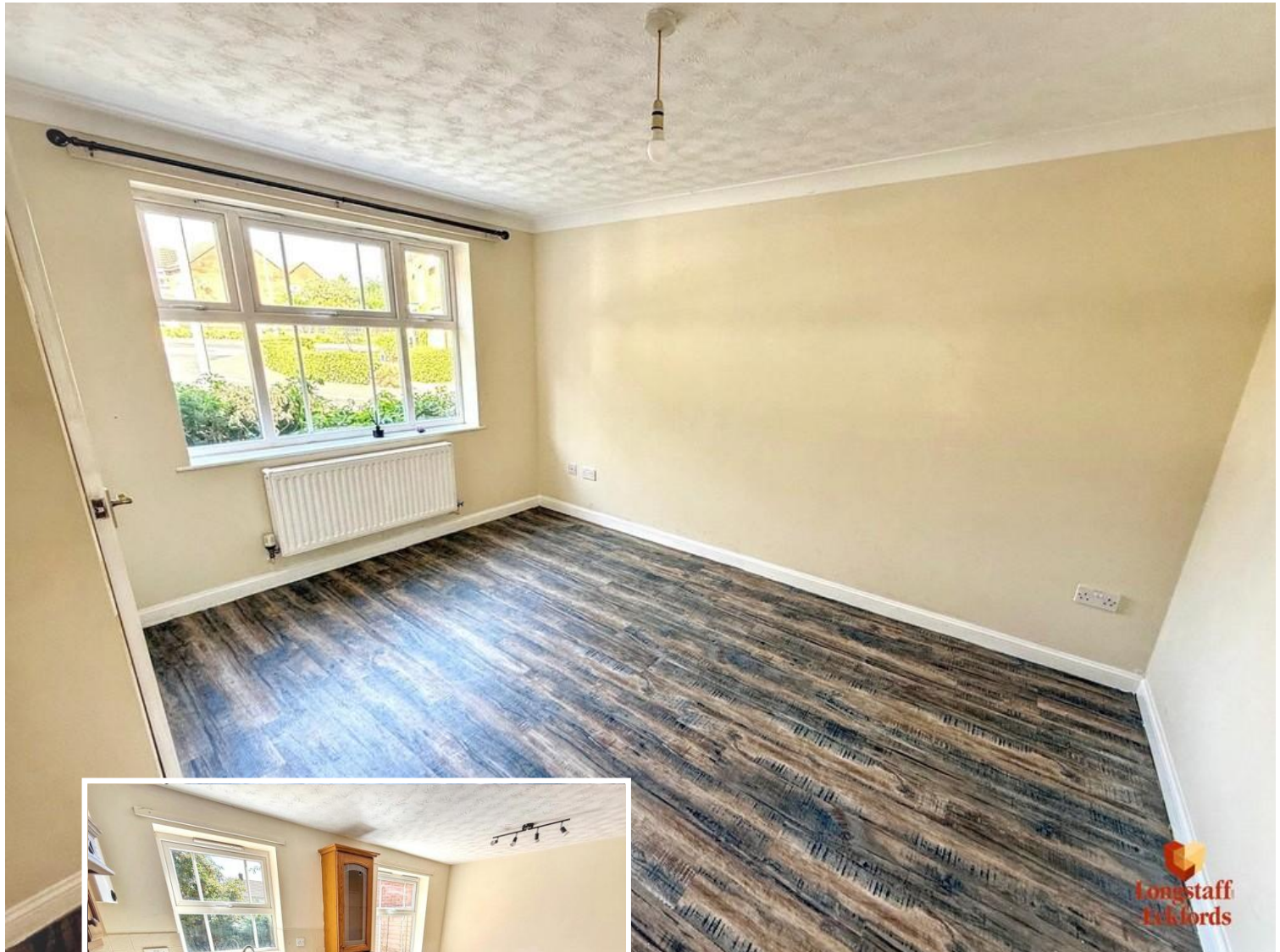
62 Churchfields, Folkingham , NG34 0TR

£175,000 Freehold

- Semi Detached House
- Popular Village Location
- Lounge
- Kitchen/Diner
- Three Bedrooms

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GROUND FLOOR

ACCOMMODATION

Front door to Entrance Hallway: Radiator, telephone point, wooden effect flooring, vinyl flooring, stairs to first floor.

LOUNGE

13' 0" x 11' 10" (3.96m x 3.61m) Wooden effect vinyl flooring, radiator, TV point, window to front.

KITCHEN/DINER

14' 10" x 9' 11" (4.52m x 3.02m) Kitchen - Fitted wall mounted and floor standing wooden fronted cupboards, fitted worktops and splash back tiling, inset one and a quarter bowl polycarbonate sink and drainer with mixer taps, four ring ceramic hob with extractor fan over, space and plumbing under worktop for automatic washing machine, fridge/freezer and tumble dryer, wall mounted oil central



heating boiler.

FIRST FLOOR LANDING

Access to roof storage space, airing cupboard housing hot water tank.

BEDROOM 1

8' 1" x 14' 10" (2.46m x 4.52m) Radiator, window to front.

BEDROOM 2

8' 9" x 9' 9" (2.67m x 2.97m) Radiator, window to rear.

BEDROOM 3

9' 9" x 5' 9" (2.97m x 1.75m) Radiator, telephone point, window to rear.

FAMILY BATHROOM

Panelled bath with TRITON electric shower over, glass screen, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, radiator, wooden effect vinyl flooring, electric shaver point, extractor fan.

EXTERNALLY

The front of this property benefits from a small garden. A timber gate to one side of the house gains access to the fully enclosed private rear garden. There is a good size rear patio with the remainder of the garden ready for turf or grass seed to be laid. Included in the rear garden is a garden tap and an oil tank.

SINGLE GARAGE

7' 9" x 16' 8" (2.36m x 5.08m) Pedestrian side door, power and light connected, up and over garage door.

DIRECTIONS

From Eckfords and Longstaff office turn left and head North along the A15. After approx 8 miles when you reach the village of Folkingham turn left into West Street, then right into Walcott Lane and first right into Churchfields. Number 62 is located on the right hand side.

AGENTS NOTE

Folkingham is a very pretty Lincolnshire village located a short distance from both Bourn & Graham.

There is a village shop, post office and a village pub. Also convenient access to the A1. This property would be ideal for a young family, an investor or a couple.

Approx Gross Internal Area
69 sq m / 748 sq ft



Ground Floor
Approx 35 sq m / 373 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

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: 18067

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.

ADDRESS

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CONTACT