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Longstaff.COM INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com

93 Churchfields, Folkingham, Sleaford, NG34 0TY

£175,000 Freehold

- Semi Detached House
- Popular Village Location
- Entrance Hallway, Cloakroom
- Lounge
- Kitchen/Diner

THREE BED SEMI DETACHED HOUSE.

This property is located in a popular residential location with far reaching views at the rear across open fields and countryside. Benefiting from three bedrooms and a modern kitchen/diner. Viewing is highly recommend at the earliest opportunity.

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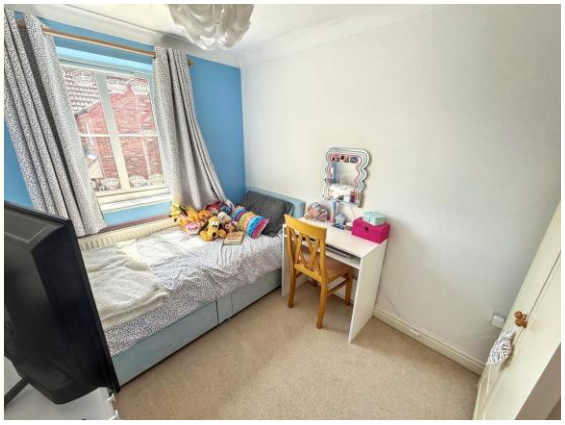
GROUND FLOOR

ACCOMMODATION
Part glazed front door to Entrance hallway, stairs to first floor, radiator, telephone point, wall mounted thermostatic heating control.

LOUNGE
15' 9" x 10' 10" (4.8m x 3.3m) TV point, telephone point, under stairs storage cupboard, radiator, window to front.

INNER HALLWAY
Ceramic floor tiles.

Cloakroom - Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator, further deep storage cupboard.



KITCHEN/DINER
7' 11" x 14' 0" (2.41m x 4.27m) Fitted wall mounted and floor standing cupboards, complimentary worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap, four ring ceramic hob with extractor fan over, double electric oven, space and plumbing under worktop for automatic washing machine, floor standing oil fired central heating boiler, ceramic floor tiles, radiator, inset ceiling spot lights, space for large fridge/freezer, part glazed door to rear.

FIRST FLOOR LANDING
Access to roof storage space, airing cupboard housing hot water tank, large storage cupboard.

BEDROOM 1
11' 5" x 10' 11 MAX " (3.48m x 3.33m) Radiator, window to rear.

ENSUITE SHOWER ROOM
Double width shower cubicle with glass sliding door, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, radiator, inset ceiling spot lights, extractor fan.

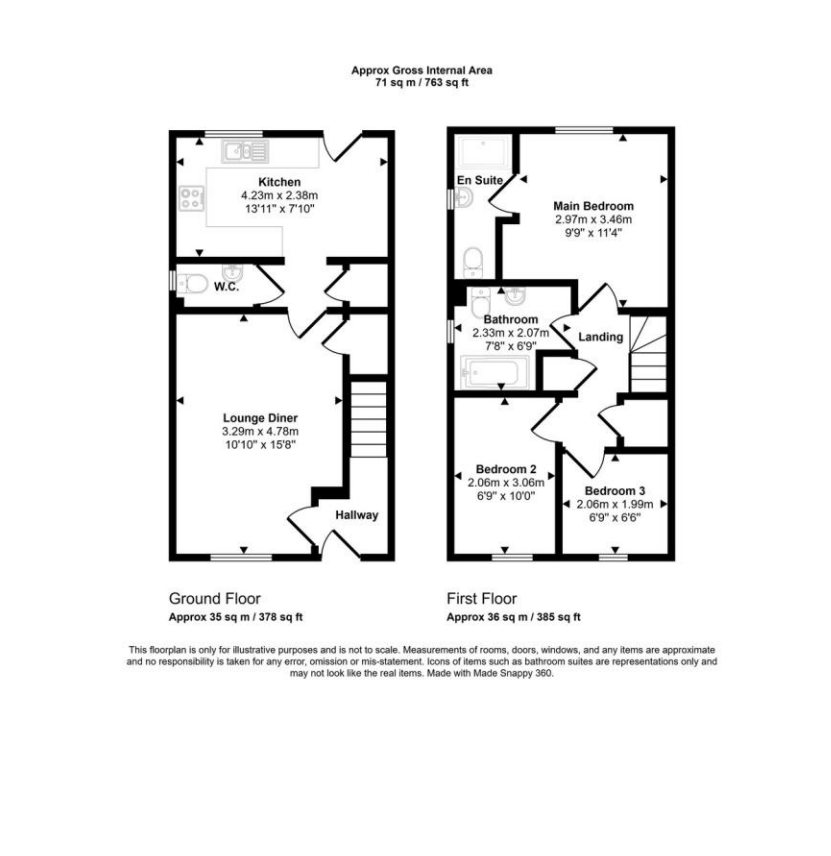
BEDROOM 2
10' 2" x 6' 11" (3.1m x 2.11m) TV point, radiator, window to front.

BEDROOM 3
6' 10" x 6' 8" (2.08m x 2.03m) Radiator, window to front.

FAMILY BATHROOM
7' 11" x 6' 11" (2.41m x 2.11m) Panelled bath, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, radiator, extractor fan.

EXTERNALLY
The front of this property is open plan and is mostly laid to lawn. A driveway to one side of the house provides off road parking and leads to a single garage with an up and over garage.

The rear garden is a really lovely feature of this house and benefits from fabulous far reaching views across open fields and countryside. The garden is mainly laid to a paved patio with the remainder laid to grass.



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: 17912
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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