



**Churchfields Road, Folkingham Sleaford NG34 0TR**

**welcome to**

**Churchfields Road, Folkingham Sleaford**

Well-presented detached home, perfect for a young family, set within a popular residential estate in the sought-after village of Folkingham. Featuring a lounge, spacious kitchen diner with patio doors to the enclosed rear garden, downstairs W C, ensuite, family bathroom and garage. No onward chain.



**Entrance Hall**

Having laminate flooring, radiator and window to the side.

**Lounge**

There is a TV point, radiator, laminate flooring and window to the front.

**Kitchen Diner**

Fitted with a range of wall and base units with work surfacing over, sink, plumbing for washing machine, integrated fridge freezer, radiator, tiled flooring, window to the rear, door to the side and patio doors to the rear.

**Cloakroom**

Fitted with a wash hand basin, WC, tiled flooring, radiator and window to the side.

**First Floor Landing**

Having access to the loft and window to the side.

**Bedroom One**

There is a built-in wardrobe, radiator and window to the front.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, WC, radiator, tiled flooring and window to the side.

**Bedroom Two**

Having a radiator and window to the rear.

**Bedroom Three**

There is a built-in wardrobe, radiator and window to the rear.

**Shower Room**

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring and window to the side.

**Outside Front**

To the front of the property there is a driveway providing parking and slate area.

**Garage**

Having up and over door.

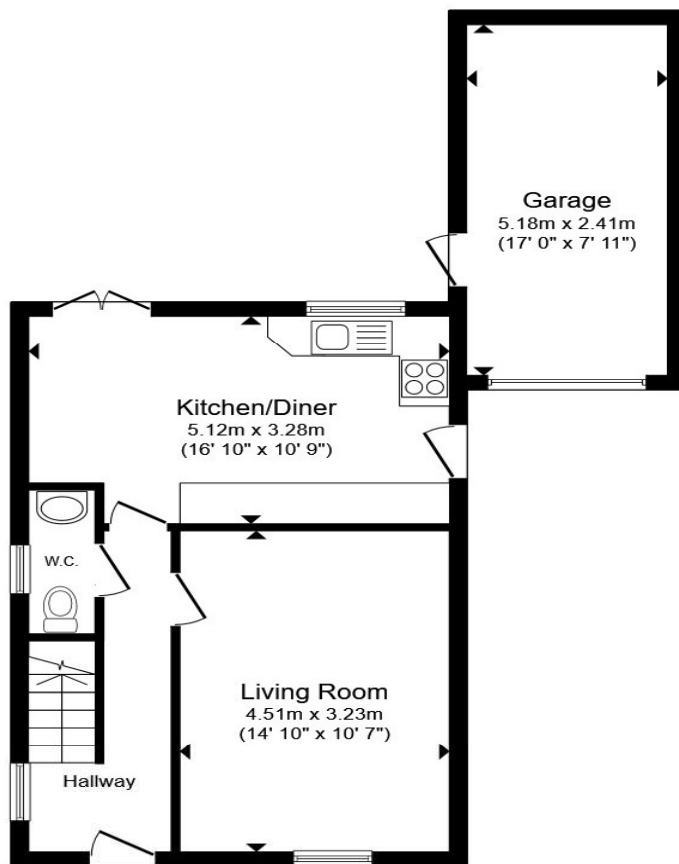
**Rear Garden**

The enclosed rear garden has a raised lawn, seating area and patio to the rear.

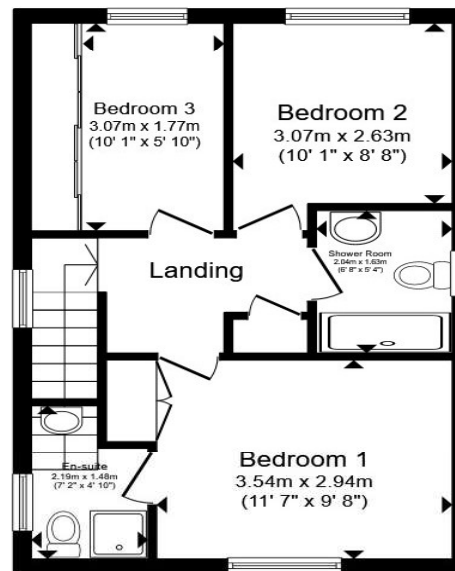


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**Ground Floor**



**First Floor**

Total floor area 92.4 m<sup>2</sup> (994 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](http://www.propertybox.io)

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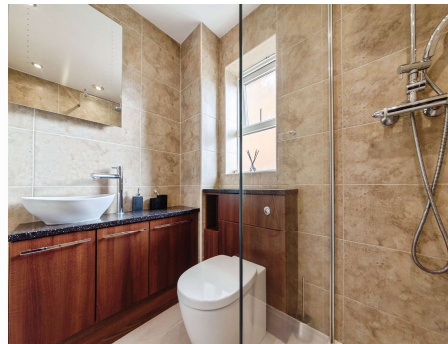
## Churchfields Road, Folkingham Sleaford

- Wonderful family home
- Garage and enclosed rear garden
- Ensuite to master bedroom
- Sought-after village location
- Walking distance to local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SNH112866 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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