

46 CHURCHFIELDS ROAD, FOLKINGHAM, NG34 0TR



£250,000

"Popular village location"

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS AND ENSUITE
- CUL DE SAC - LOCATION
- POPULAR VILLAGE NORTH OF BOURNE
- CONSERVATORY
- WEST FACING MATURE REAR GARDEN
- OWNED SOLAR PANELS
- GARAGE
- AMPLE OFF ROAD PARKING
- EPC ENERGY RATING C - COUNCIL TAX BAND C



PROPERTY HIGHLIGHTS

Rosedale are delighted to offer to the market this spacious detached family home in the sought after village of Folkingham.

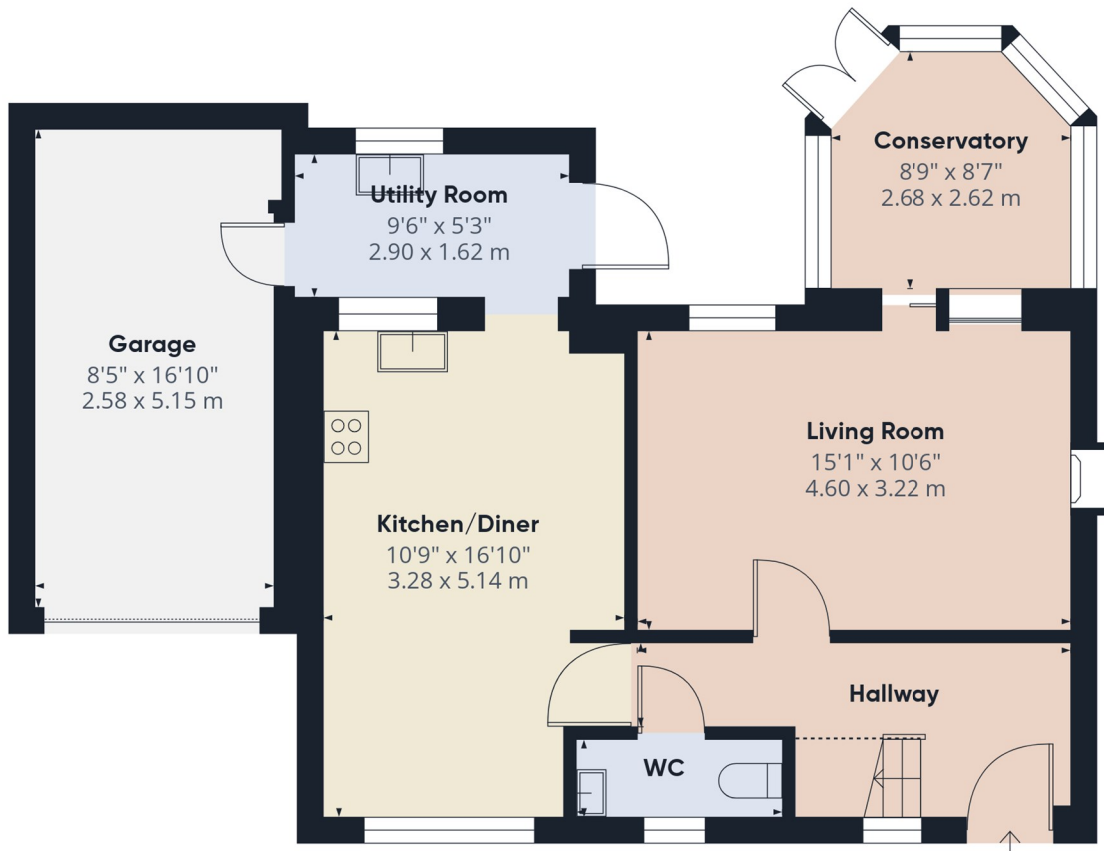
This property has a dual aspect kitchen/diner, owned solar panels, a West facing non overlooked rear garden and is located overlooking green space.

On entering the property there is a lounge, conservatory, cloakroom, kitchen/diner and utility. Upstairs there are three double bedrooms an ensuite and a family bathroom.

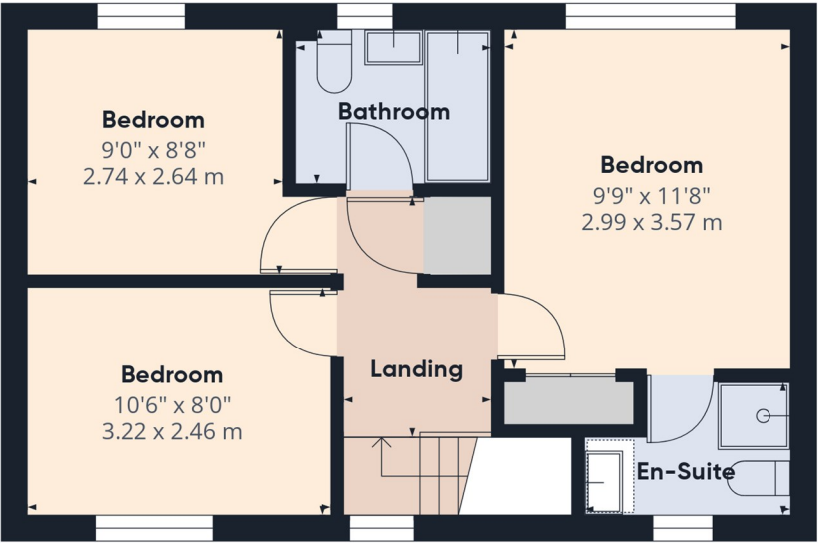
To the front there is ample private parking leading to a single garage.



3 Bedrooms 2 Bathroom 1 Reception



Floor 0



Floor 1

Approximate total area⁽¹⁾

1098 ft²
102 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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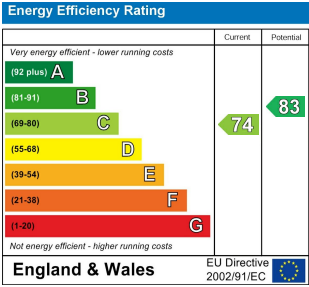


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 29541971

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

