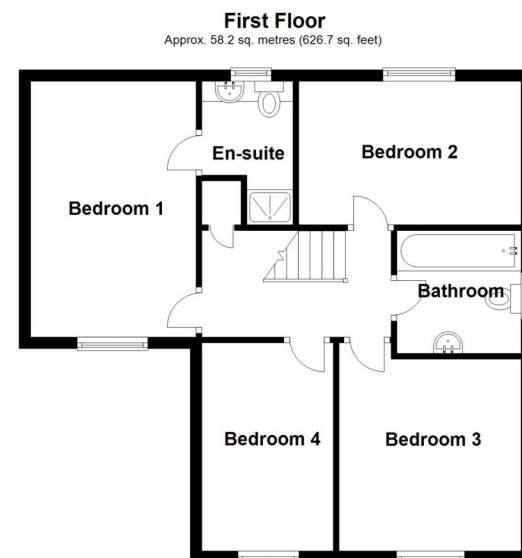
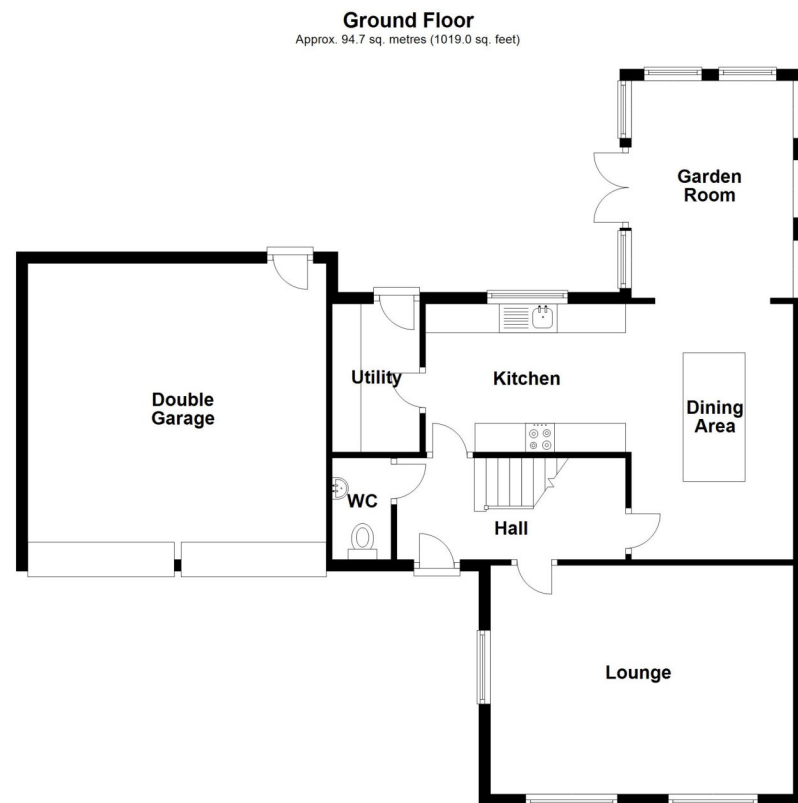


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 152.9 sq. metres (1645.7 sq. feet)



73 Churchfields Road, Folkingham, Lincolnshire, NG34 0TR

£375,000 Freehold

Winkworth are pleased to offer for sale this superbly presented Four Bedroom Detached Home situated in a cul-de-sac position.

The property boasts a stunning Kitchen with granite worktops and upstands, along with a large granite breakfast bar in the dining area. This flows through to the impressive Garden Room which was added on by the current vendors, with French doors to the side and multiple windows letting in lots of natural light.

Four Bedroom Detached Home | Cul de Sac Position | Village Location | Family Bathroom & En-Suite | Stunning Kitchen with Granite Worktops | Fantastic Garden Room Extension | Four Well Proportioned Bedrooms | Oil Fired Central Heating | UPVC Double Glazing | Double Garage



ACCOMMODATION

Entrance Hall - 12'9" x 5'9" (3.89m x 1.75m)

Downstairs W/C

Living Room - 16'7" x 11'8" (5.05m x 3.56m)

Kitchen - 16'5" x 8'4" (5m x 2.54m)

Dining Area - 14'6" x 9'3" (4.42m x 2.82m)

Garden Room - 12'4" x 9'3" (3.76m x 2.82m)

Utility Room - 8'5" x 5' (2.57m x 1.52m)

Bedroom One - 14'7" x 9'3" (4.45m x 2.82m)

En-Suite Shower Room

Bedroom Two - 11'1" x 8'8" (3.38m x 2.64m)

Bedroom Three - 10'10" x 8'11" (3.3m x 2.72m)

Bedroom Four - 11' x 7'5" (3.35m x 2.26m)

Family Bathroom

Double Garage - 17' x 16'9" (5.18m x 5.1m)

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D

DESCRIPTION

The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Kitchen/Breakfast Room, Dining Area, Garden Room, Utility, Four well-proportioned Bedrooms, Master with En-Suite Shower Room and a Family Bathroom.

To the front of the property is a rubber driveway providing off street parking for two vehicles, an EV charge and leading to the Double Garage. The rear garden is well established with numerous mature plants, trees and shrubs, enclosed by fencing to all aspects, principally laid to lawn and boasts a large patio area.

A viewing is highly recommended to fully appreciate the size and quality this lovely home has to offer.

