



Total area: approx. 87.7 sq. metres (944.5 sq. feet)



## 50 West Street, Folkingham, Sleaford, Lincolnshire, NG34 0SW

£140,000 Freehold

Offered for sale with NO CHAIN this three bedroom semi detached home is in need of complete renovation and would make an ideal investment or first time purchase. The property offers great accommodation benefiting from, entrance hall, lounge, separate dining room and kitchen with utility room off. One the first floor there are three bedrooms, shower room and separate WC. Outside to the front there is a driveway providing off road parking and to the rear a generous lawned garden. Folkingham is a popular village giving easy access to Bourne, Sleaford and Grantham with its main line train station and we would strongly recommend an early internal viewing to avoid disappointment.

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## ACCOMMODATION

**Entrance Hall** - with stairs leading to the first floor and door leading to:

**Lounge** - 15'3" x 10'9" (4.65m x 3.28m) With upvc double glazed bay window to the front, feature fireplace with electric fire, radiator, power points and door leading to:

**Dining Room** - 10'5" x 8'8" (3.18m x 2.64m) With double glazed sliding doors to the rear garden, radiator, power points and door leading to:

**Kitchen** - 10'4" x 8'2" (3.15m x 2.5m) With basic fitted units comprising, sink with cupboard below, range f wall and base units, space for appliances, upvc double glazed window to the rear and door to:

**Utility Room** - 10'4" x 3'8" (3.15m x 1.12m) With oil boiler supplying hot water and central heating, upvc double glazed window to the side, under stairs storage cupboard and door to the side.



**First Floor Landing** - With upvc double glazed window to the side, built in airing cupboard and door to:

**Bedroom One** - 15'1" x 10'7" (4.6m x 3.23m) With upvc double glazed window to the rear, radiator and power points.

**Bedroom Two** - 11'6" x 10'6" (3.5m x 3.2m) With upvc double glazed window to the front, radiator and power points.

**Bedroom Three** - 9'8" x 7'4" (2.95m x 2.24m) With upvc double glazed window to the front, radiator and power points.

**Shower Room** - With walk in shower cubicle, wash hand basin and frosted window.

**WC** - With low level wc and frosted window.

**Outside** - To the front there is a driveway providing off road parking and to the rear an established lawned garden with side access.

## LOCAL AUTHORITY

South Kesteven

## TENURE

Freehold

## COUNCIL TAX BAND

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