

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



14b West Street, Folkingham, Sleaford, NG34 0SW

£225,000 Freehold

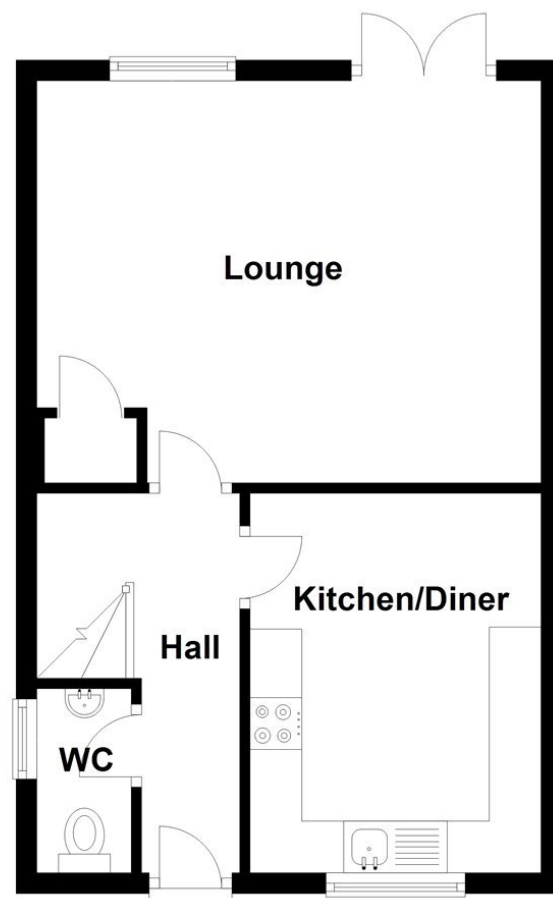
This extremely well presented and non-estate Three Bedroom Semi-Detached Home benefits from ample parking, a detached Garage, Downstairs W/C and an En-Suite Shower Room. The property has been maintained to the highest of standards with a stunning non-overlooked rear garden, and a modern scheme of decor internally. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Downstairs W/C, Three well proportioned Bedrooms, En-Suite & a Family Bathroom. F

Folkingham is a historic village and is conveniently positioned south of Sleaford and north of Bourne with a pretty village centre pub & corner shop.

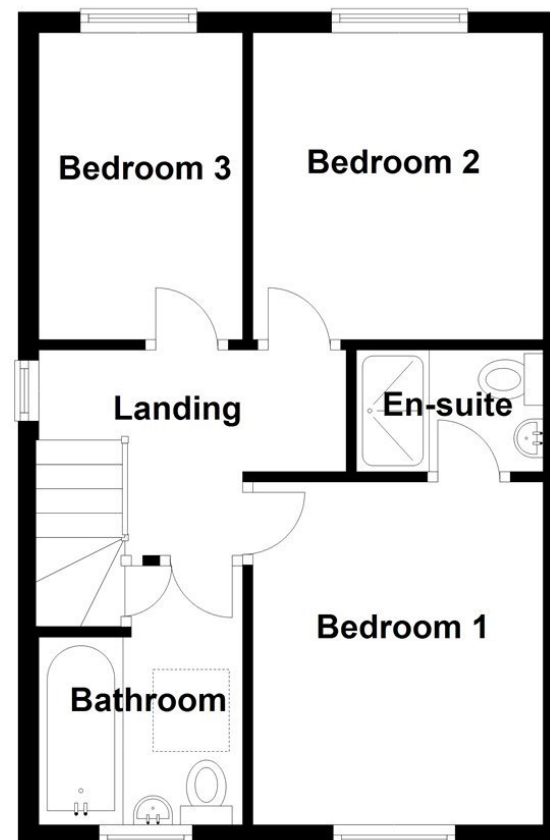
A viewing is highly recommended.

Three Bedroom Semi-Detached Home | Immaculately Presented Throughout | En-Suite & Downstairs W/C | Ample Parking | Detached Garage | Idyllic Village | Private Rear Garden | Well Maintained Gardens | Modern Decor Throughout

Ground Floor



First Floor





Kitchen - 12' x 9'3" (3.66m x 2.82m) A lovely modern fitted Kitchen with base and eye level units with wood effect bevelled edge worktop over, upstands and tiled splashbacks, four ring electric hob with extractor over, electric oven, floor standing Worcester oil fired boiler, power point, TV point, telephone point, radiator, spotlights, UPVC window to front aspect and tiled flooring.

Bedroom One - 12'2" x 9' (3.7m x 2.74m) Having UPVC window to front aspect, TV point, telephone point, power points and radiator.

Ensuite Shower Room - Being half tiled and having a 3 piece suite comprising of low level W/C, pedestal hand wash basin, double shower cubicle with mains fed shower, spotlights, extractor, radiator and shaver point.



Bedroom Two - 9'9" x 9'9" (2.97m x 2.97m) Having UPVC window to rear aspect, power points, TV point, telephone point and radiator.

Bedroom Three - 9'9" x 6'5" (2.97m x 1.96m) Having UPVC window to rear aspect, power points, TV point, telephone point and radiator.

Family Bathroom - With a lovely velux roof light, being half tiled and having a 3 piece suite comprising of low level W/C, pedestal hand wash basin, wood panel bath, shaver point, extractor, spotlights and an airing cupboard housing the hot water cylinder.

Outside - To the rear of the property, the garden is extremely private and is enclosed by fencing to all aspects. It is principally laid to lawn with two large paved patio areas to follow the sun round the garden, edged borders well stocked with established plants and shrubs, outside light and outside tap. To the side of the property there is a tarmac driveway offering parking for three cars, leading to the detached garage.

Detached Garage - 17'7" x 8'8" (5.36m x 2.64m) Brick built detached garage with an up and over door. light, power and loft storage area.



ACCOMMODATION

Entrance Hall - A composite part glazed entrance door to front aspect, power points, telephone point and radiator.

Downstairs W/C - With an opaque glazed UPVC window to side elevation, low level W/C, pedestal hand wash basin with tiled splashbacks and radiator.

Lounge - 16'5" x 12'9" (5m x 3.89m) A UPVC window and newly fitted UPVC glazed door to rear aspects, TV point, telephone point, power points and storage cupboard.



LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

B