

EPC TO FOLLOW

Ground Floor
Approx. 70.8 sq. metres (762.2 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)



38 Churchfields Road, Folkingham, Lincolnshire, NG34 0TR

£240,000 Freehold

Situated in the popular village of Folkingham, this well-presented two-bedroom detached bungalow offers spacious and versatile accommodation extending to approximately 762 sq ft.

Two Bedroom Detached Bungalow | Spacious Dual-Aspect Living Room | Modern Fitted Kitchen | Principal Bedroom With En-Suite | Separate Family Bathroom | Enclosed, Low-Maintenance Rear Garden | Driveway Parking And Detached Garage | Popular Folkingham Village Location



The property is entered through a central hallway which leads into a generous dual-aspect living room, providing plenty of space for both seating and dining furniture. French doors open directly onto the rear garden, while the modern fitted kitchen benefits from a good range of storage, wood-effect worktops and integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom having its own en-suite shower room. A separate bathroom, fitted with a modern white suite, serves the second bedroom and visiting guests.

Outside, the enclosed rear garden has been arranged with patio, lawn and gravelled areas, creating a practical and relatively low-maintenance space for seating and entertaining. The property also benefits from driveway parking and a detached single garage, making this an ideal choice for those looking for comfortable single-storey living in a sought-after village location.



ACCOMMODATION

Entrance Hall

Kitchen - 11'7" x 8'2" (3.53m x 2.5m)

Living Room - 16'5" x 11'6" (5m x 3.5m)

Bedroom 1 - 11'11" x 9' (3.63m x 2.74m)

En-Suite Shower Room

Bedroom 2 - 11'9" x 8'4" (3.58m x 2.54m)

Family Bathroom

Garage - 17'5" x 8'6" (5.3m x 2.6m)

LOCAL AUTHORITY

South Kesteven

TENURE

Freehold

COUNCIL TAX BAND

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