

West Street, Folkingham, Sleaford

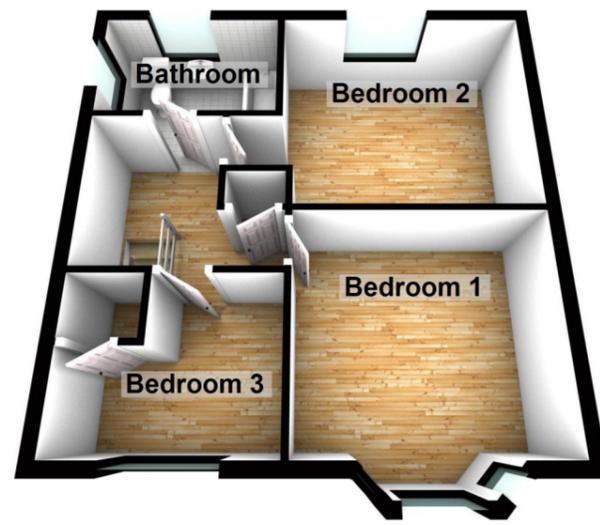
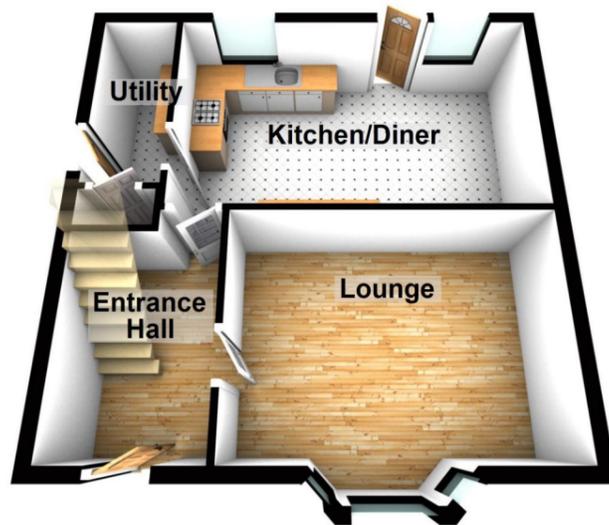
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor



20 West Street, Folkingham, Sleaford, NG34 0SW

£185,000 Freehold

We are delighted to offer for sale this spacious three-bedroom semi-detached family home with fantastic garden and plenty of parking. The property offers excellent family accommodation benefiting from, entrance hall, lounge with bay window, kitchen/dining room with utility room off, three generous bedrooms and family bathroom. Outside there is a gravelled driveway to the front providing ample off-road parking and to the rear a large lawned garden with wood decked patio. Please call 01778 392807 for more information.

Three Bedroom Semi-Detached Home | Located in Popular Village | Fantastic Rear Garden | Ample Off-Road Parking | Council Tax Band A | EPC Rating E

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ACCOMMODATION

Door Leading to:

Entrance Hall - Stairs leading to the first floor, radiator, power points and door leading through to

Lounge - 15'1" x 10'9" (4.6m x 3.28m) UPVC double glazed bay window overlooking the front, radiator, coved ceiling, tv point and door leading to the dining room

Kitchen - 10'4" x 8'9" (3.15m x 2.67m) Modern fitted units comprising single drainer sink unit with cupboard below, excellent range of wall and base units, built-in oven and hob with extractor fan above, space and plumbing for dishwasher, part tiled walls, tiled flooring, UPVC double glazed window to the rear, door to the utility room and open to

Dining Room - 10'9" x 8'6" (3.28m x 2.6m) French doors onto the rear garden, coved ceiling, radiator and power points

Utility Room - Fitted work surface, space and plumbing for washing machine, space for fridge freezer, tiled flooring, built-in storage cupboard, understairs storage cupboard and door to the rear garden



First Floor Landing - Built-in airing cupboard with hot water tank.

Bedroom One - 11'7" x 10'8" (3.53m x 3.25m) UPVC double glazed bay window overlooking the front, radiator, power points and coved ceiling

Bedroom Two - 12'1" x 10'11" (3.68m x 3.33m) UPVC double glazed window to the rear, coved ceiling, radiator and power points

Bedroom Three - 10'1" x 7'6" (3.07m x 2.29m) UPVC double glazed window overlooking the front, over stairs storage cupboard, radiator and power points

Family Bathroom - Panelled bath with wall mounted shower, low level WC, wash hand basin set in unit with cupboard below, tiled walls and two UPVC double glazed windows

Outside - To the front there is a gravel driveway providing ample off-road parking

Rear Garden - A particular feature of the property, being a generous size, with paved patios, lawned area, mature trees and shrubs, there is also a steel shed measuring 13' x 10' with double sliding doors and side access

LOCAL AUTHORITY

South Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

A