



25 FOLKESTONE CLOSE, LINCOLNSHIRE, PE10 0BG  
**£229,950 FREEHOLD**

**Winkworth**





## 25 FOLKESTONE CLOSE, LINCOLNSHIRE, PE10 0BG

Offered for sale with NO CHAIN this three bedroom town house built by Taylor Wimpey homes is a must view. The property is set over three floors benefiting from, entrance hall, downstairs cloakroom, modern fitted kitchen/breakfast room and living room with french doors onto the rear garden. On the first floor there are two generous bedrooms and a family bathroom with a useful study/dressing area with stairs leading to a large master bedroom with en-suite. Outside there is a driveway with parking for two cars and to the rear a lovely lawned garden with no immediate housing behind. The property is located on the popular Elsea Park development giving easy access to the A15 road link to Peterborough with its main line train station to London/Kings cross, Tesco supermarket and the Grammar school. Please call 01778 392807 for more information.

Entrance Hall -

Cloakroom Wc -

Kitchen Area - 4.9 x 2.4 (16'0" x 7'10") -

Living Room - 4.6 x 3.5 (15'1" x 11'5")

Study Area

Bedroom Two - 4.6 x 3.2 (15'1" x 10'5")

Bedroom Three- 3.3 x 2.4 (10'9" x 7'10")

Bathroom

Master Bedroom - 6.5 x 4.5 (21'3" x 14'9")

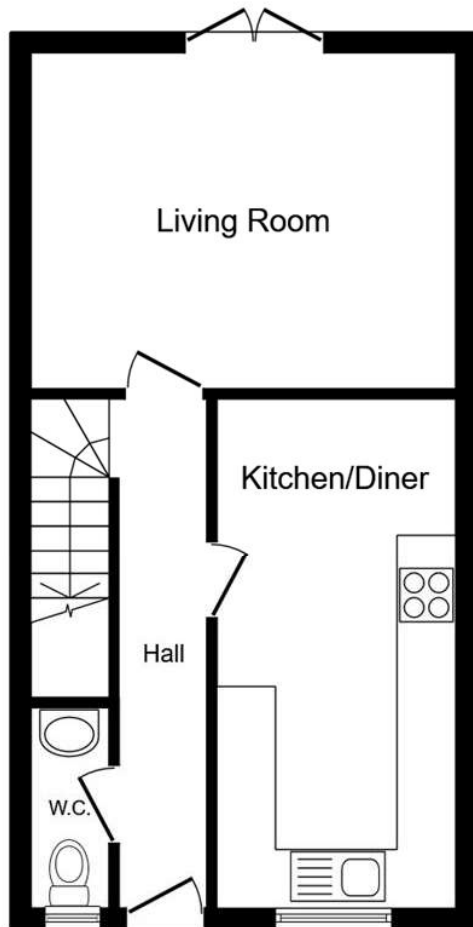
En Suite -

Parking - Allocated parking for two vehicles to the front of the property

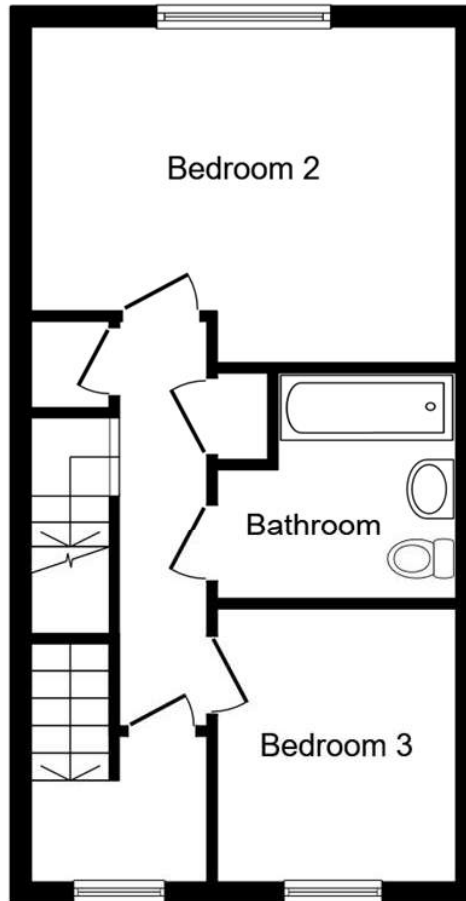




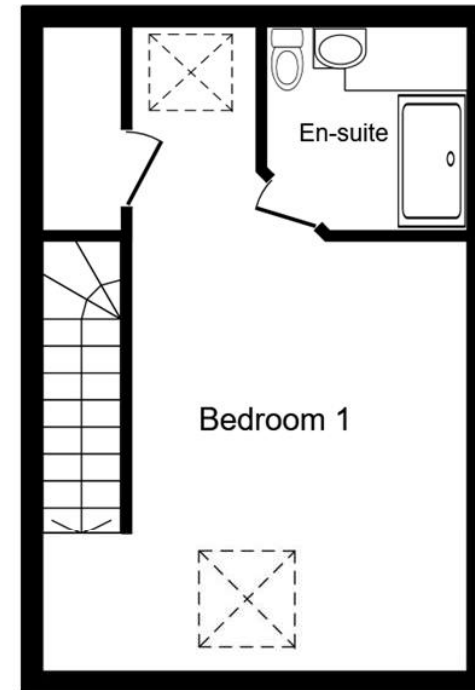




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are intended to be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection of the property. For more information, please visit [www.Propertybox.io](http://www.Propertybox.io).

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Winkworth**