

***KIME CLOSE,  
FOLKINGHAM, NG34 OUF.***



**£325,000**

***Located within this popular, picturesque village between Sleaford and Bourne and set within a small cul-de-sac on the fringe of the village, a well presented Three Bedroom Detached Bungalow offering comfortable accommodation with low maintenance gardens, Garage with an electric door, Oil Central Heating and Double Glazing. The property is in a superb tucked away position within walking distance of the village centre and has accommodation comprising Entrance Porch, Reception Hall, Lounge, Three Good Sized Bedrooms, Bathroom, Dining Kitchen, Utility Room, Cloakroom, Conservatory and Garage with access to the Utility Room. There are vertical blinds to all rooms and the property has excellent storage and Low Maintenance Rear Gardens and early viewing is highly recommended.***

**Location:**

Folkingham is a popular village conveniently situated for Sleaford, Grantham and Bourne and has facilities including local store, chocolate shop, tea room, Post Office, public house, village hall, park and playing fields. Grantham station is approximately 25 minutes away with a rail link to London Kings Cross and Sleaford station is approximately 9.6 miles from the village.

**Directions:**

Travelling from Sleaford on the A15 towards Bourne, upon reaching the village as the road bears to the left into the Market Place turn right into West Street. Continue as if leaving the village and take the last turning on the right hand side into Walcott Lane. Take the second turning on the right into Wilkie Drive and turn left into Kime Close. The property is located at the head of the cul-de-sac.

**Reception Hall:**

Double opening double glazed doors provide access to the Porch with further door to the Hall having loft access, cupboard and radiator.

**Lounge: 5.49m (18'0") x 3.51m (11'6")**

Having two radiators, electric fire within feature fireplace and surround and coved ceiling.

**Dining Kitchen: 3.81m (12'6") x 3.45m (11'4")**

Having range of wall and base units, worktop, inset sink with monobloc tap, radiator, built-in pantry cupboard, built-in oven, electric hob, cooker hood, tiled splashbacks, tiled floor and coved ceiling.

**Utility Room: 2.69m (8'10") x 2.13m (7'0")**

Having worktop, plumbing for automatic washing machine and dishwasher, radiator, base units, door to garage and coved ceiling.

**Cloakroom:**

Having hand washbasin, low level w.c, extractor fan, radiator and coved ceiling.

**Bedroom 1: 3.78m (12'5") x 2.95m (9'8") extending to 3.73m (12'3")**

Having radiator and coved ceiling.

**Bedroom 2: 3.73m (12'3") narrowing to 3.10m (10'2") x 3.63m (11'11")**

Having double and single built-in wardrobes, radiator and coved ceiling.

**Bedroom 3: 2.62m (8'7") x 1.78m (5'10")**

Having built-in cupboards to one wall comprising double and single wardrobes, radiator and coved ceiling.

**Bathroom:**

Being half tiled and having low level w.c, pedestal hand washbasin with mixer tap, bath with mixer tap and shower attachment, separate mains fed shower, shaver point, radiator and coved ceiling.

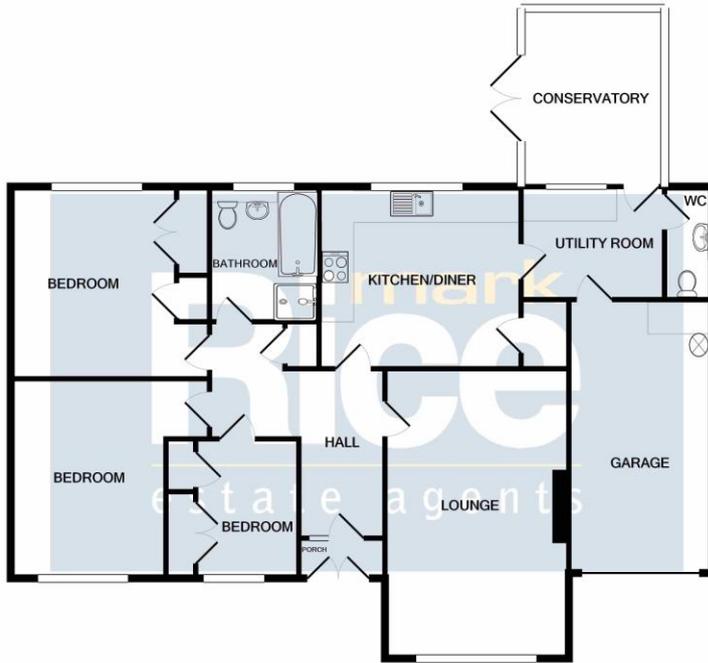
**Conservatory: 3.35m (11'0") x 2.46m (8'1")**

Having French doors to garden, double radiator and fully fitted individual electric ceiling blinds.

**Reception Hall****Lounge****Dining Kitchen****Further Aspect****Utility Room**

**Outside:**

The property has a drive approaching the **Garage 5.18m (17'0") x 2.64m (8'8")** having electric roller door, boiler, light and power points, worktop and door to Utility Room. There is parking area and the pretty front gardens are laid to lawn with flower borders. A side gate provide access to the **Rear Gardens** which are enclosed and designed with ease of maintenance in mind including gravelled areas, patio, two pergolas, an oil tank and to each side of the property is a Shed. There is also an outdoor full length remote controlled awning providing shade to the kitchen and side conservatory area if and when required.



TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Bathroom**



**Conservatory**



**Rear Garden**



***Further Garden Aspect***

**Agents Note:** *These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:** *Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:** *We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

*Reference 22/12/2020*

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