



The Laundry House
2 Market Place, Folkingham

BROWN & CO JH Walter



The Laundry House, 2 Market Place, Folkingham, Sleaford, NG34 0SF

A detached period house located on a private and generous plot with great views overlooking the former grounds of Folkingham Castle, and being sold with no onward chain.

The property itself is in need of modernisation and comprises of an entrance hall, living room, sitting room, kitchen / dining room and rear porch to the ground floor, along with three bedrooms and bathroom to the first floor.

Outside the property is approached by a driveway providing ample parking. Large lawns run to the front and both sides of the property, and there is a range of useful outbuildings.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, stairs rising to first floor, doors accessing the living room and sitting room.

Living Room

Windows to front and side elevations, fireplace, radiator.

Sitting Room

Window to front elevation, fireplace.

Kitchen / Dining Room

Windows to side and rear elevations, stainless steel drainer sink, preparation worktops, base and eye level storage units, integrated oven and hob, spaces for fridge freezer and washing machine, boiler, radiator, under stairs storage cupboard.

Rear Porch

With door leading to rear garden.

First Floor

Landing

Window to rear elevation, doors serving all bedrooms and bathroom.

Bedroom One

Windows to front and side elevations, airing cupboard housing hot water cylinder, large cupboard.

Bedroom Two

Window to front elevation.

Bedroom Three

Window to side elevation.

Bathroom

Window to rear elevation, WC, pedestal wash basin, bath.

Outside

The property occupies a generous plot with large lawned gardens running to the front and both sides of the house. There is a driveway providing ample off street parking and a range of useful outbuildings including garaging, workshop and sheds.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band C

MOBILE

We understand from the Ofcom website there is likely mobile coverage from O2, EE, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 1000 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&coJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.



VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENT
James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)			
The Laundry House 2 Market Place Fellingham SLEAFORD NG34 0SF	Energy rating E	Valid until:	29 March 2030
		Certificate number:	0860-2891-7179-2500-5961
Property type		Detached house	
Total floor area		109 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

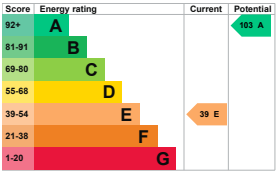
This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

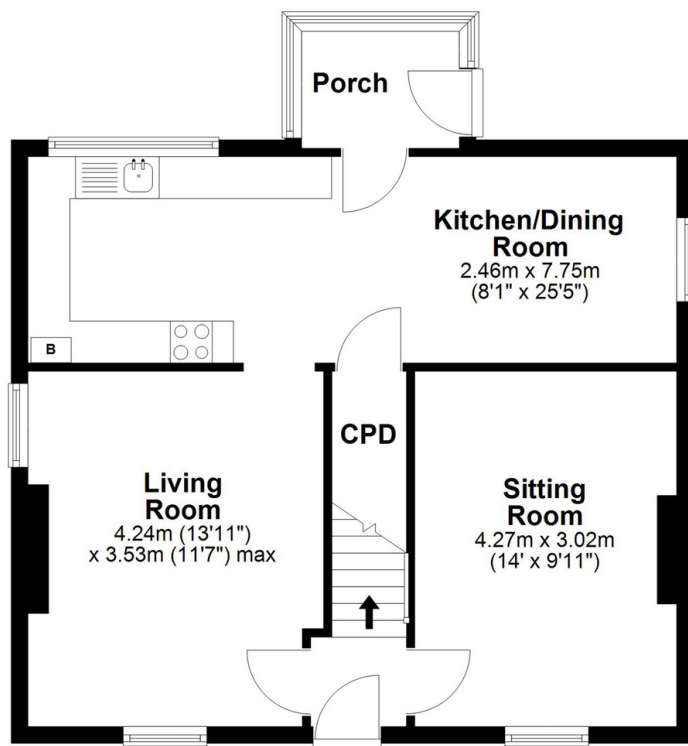
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



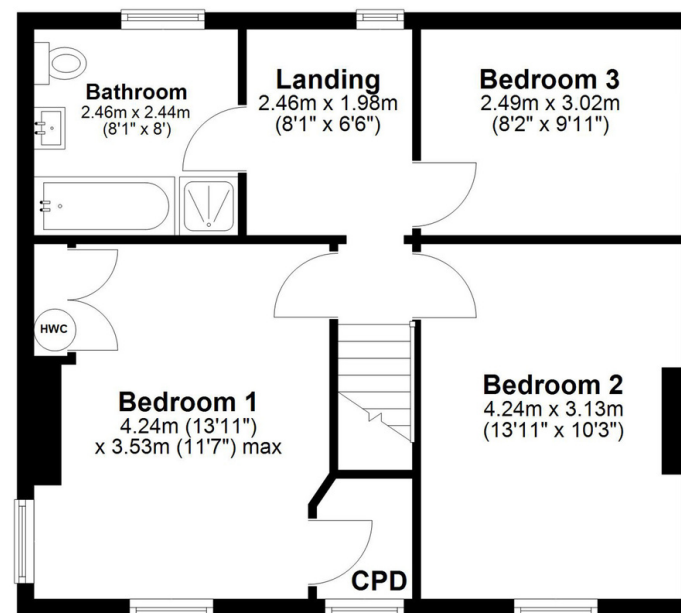
Ground Floor

Approx. 55.2 sq. metres (594.4 sq. feet)



First Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 107.8 sq. metres (1159.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE, WHILE EVERY ATTEMPT TO BE AS FACTUAL AS POSSIBLE HAS BEEN MADE, ACTUAL SIZES MAY VARY. THE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE ONLY.

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Plan produced using PlanUp.

2 Market Place, Folkingham

IMPORTANT NOTICES

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Property and Business Consultants