



The Greyhound, 37 Market Place, Folkingham
£199,950



Leasehold



Key Features

- Grade II Listed Cottage
- Two Double Bedrooms
- Beautifully Presented
- Character Running Throughout
- Open Plan Lounge Kitchen
- Popular Village Location
- EPC rating Exempt





This delightful Two Double Bedroom property is immaculately presented and set within the Grade II listed 'The Greyhound' building in the ever popular village of Folkington. On the North side of the building, set over two floors offering a beautiful open plan Lounge/Kitchen/Diner, with Two Double Bedrooms upstairs and a shower Room. Externally, the building is entered via a secure entry system at the front and rear, with a small seating area outside of the Entrance, additional communal garden and with an allocated parking space. A viewing is highly recommended and the only way to fully appreciate the standard, character and size of property on offer.

Open Plan Lounge Kitchen 4.23m x 9.23m (13'11" x 30'4")

Beautifully presented room, with French Doors entering the property in to the Kitchen area comprising of a range of base and eye level units with work surface over, freestanding Rangemaster double oven with 5 ring induction hob and extractor hood over, ceramic one and a half sink with drainer and mixer tap with filtered drinking water, integrated fridge freezer, integrated dishwasher.

Leading through to the Lounge Dining Area with solid cherrywood flooring, large feature open fire place with log burner included in the sale, dual aspect windows to side, TV and BT point, radiator and stairs leading to 1st floor.

Landing

With stairs taken from ground floor, area that can be used for study desk/reading and radiator.

Bedroom One

3.42m x 3.62m (11'2" x 11'11")

With built in storage cupboard housing the boiler, original beams to ceiling, window to side aspect and radiator.

Bedroom Two

2.85m x 3.11m (9'5" x 10'2")

With built in wardrobes, window to side aspect and radiator.

Bathroom

Three piece suite comprising roll top bath with mixer shower over, hand wash basin, low level wc, chrome towel rail, radiator and extractor fan.

Outside

The property can be entered via the front of the building with a key coded main door, the rear of the property offers 1 allocated parking space with then a coded gate to the Entrance.

Inside the secured complex, this property offers a small outdoor seating area with space for flowers and shrubbery.

There is also a shared communal garden.





Agents Note

The Greyhound development is subject to an annual maintenance charge, please contact our office for further information.

The vendor has advised that the property has 984 years remaining on the lease.

Agents Note

These are draft particulars awaiting vendor approval.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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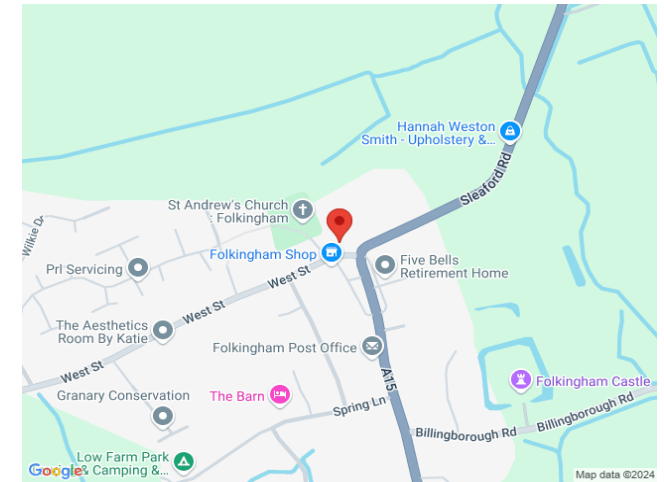
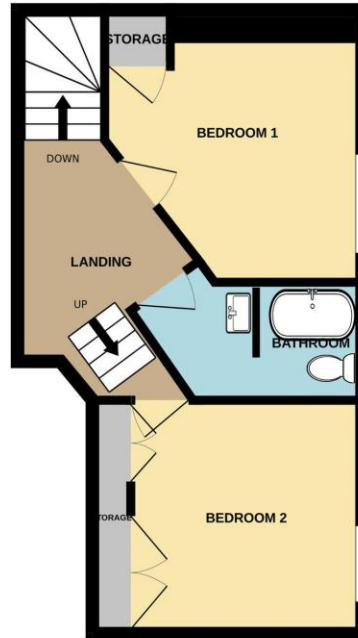


Floorplan

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



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