



Market Place, Folkingham
Offers in Excess of £350,000



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Freehold



Key Features

- Cocoa Cottage
- Four bedrooms set over three floors
- Grade II listed
- NO ONWARD CHAIN
- Over 1800 Sq Ft
- Private courtyard garden & two parking spaces
- EPC Rating: Exempt





Cocoa Cottage, this unique Grade II listed home in the sought-after village of Folkingham has been recently modernised to a high standard, blending light, spacious interiors with the charm of its over 200-year history. Offered for sale with no onward chain, the flexible layout includes an entrance hall, lounge, kitchen diner, utility room, downstairs bedroom and WC, boiler room, two double bedrooms and shower room to the first floor, plus a fourth double bedroom on the top floor. A private rear courtyard garden and two allocated parking spaces further enhance this rare opportunity to own a beautifully updated period home in a desirable rural setting.

Folkingham itself is a picturesque and historic village, served with a pub and shop, while the nearby towns of Sleaford, Bourne and Grantham provide a wider range of amenities and transport links, including rail services to London.

Entrance Hall

With timber framed door to front, storage cupboard.

Lounge

3.87m x 5.29m (12'8" x 17'5")

With timber door and window to front aspect, radiator and opening to;

Kitchen Diner Space

Kitchen area with a range of base level units with work surface over, integrated oven with electric hob and extractor hood over, space for under counter fridge, stable door and window to rear aspect. Kitchen measuring 3.87m W x 2.55m L

Opening to Dining space with tiled flooring, window to side aspect and radiator. Dining Space measuring 2.94m W x 4.81m L.

Inner Hallway

With stairs leading to 1st floor with storage under.

Utility Room

2.7m x 1.96m (8'11" x 6'5")

With plumbing and space for washing machine, space for tumble dryer, window to side aspect.

Boiler Room

1.67m x 3.06m (5'6" x 10'0")

With oil boiler and extractor fan.

WC

2.04m x 1.82m (6'8" x 6'0")

With low level wc, hand wash basin, baby changing table, radiator and extractor fan. Space for a shower to be installed if required.

Bedroom One

4.3m x 4.16m (14'1" x 13'7")

With four velux windows, window to side aspect, walk in wardrobe, radiators and TV point.

Landing

Bedroom Two

3.9m x 4.73m (12'10" x 15'6")

With fitted wardrobes, window to front aspect and radiator.

En Suite

Three piece suite comprising paneled bath with shower over, hand wash basin, low level wc, radiator, window to front aspect and extractor fan.

Bedroom Three

4.33m x 4.12m (14'2" x 13'6")

Currently used as an office space with dual aspect windows, radiators and storage under eaves.

Bedroom Four

4.24m x 4.15m (13'11" x 13'7")

With window to front aspect and radiator.

Shower Room

Three piece suite comprising mains fed shower, hand wash basin set in vanity unit with cupboards under, low level wc , heated towel rail, window to side aspect and extractor fan.

Outside

With a courtyard leading from the kitchen currently used as storage, to a 2nd courtyard at the rear with space for seating and gate to two allocated parking spaces to rear on a shared driveway.

Agents Note

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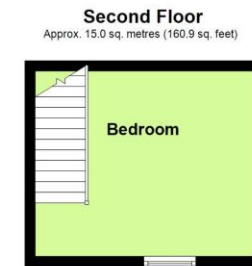
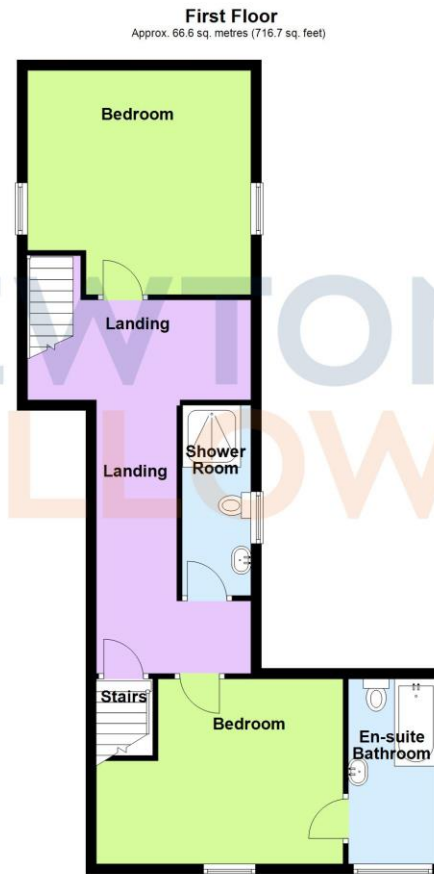
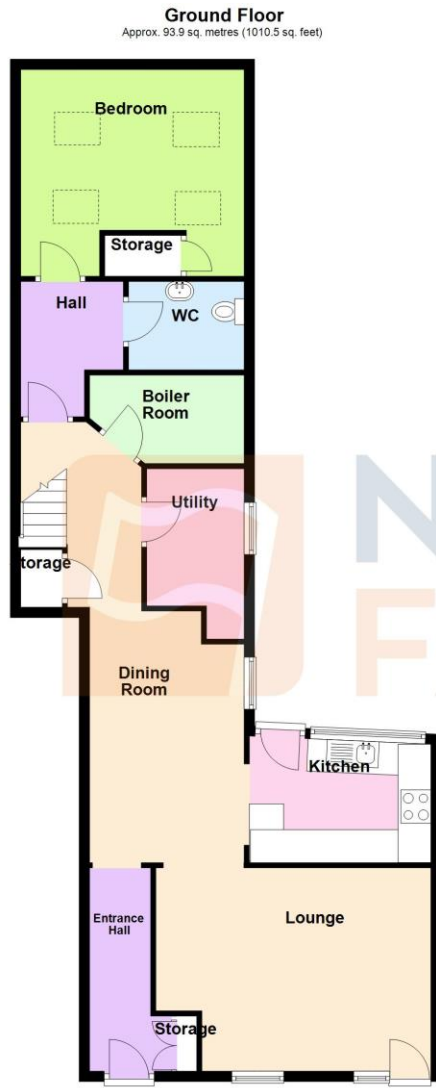
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Floorplan



Total area: approx. 175.4 sq. metres (1888.2 sq. feet)
13a Market Place, Folkingham



Newton Fallowell Sleaford

01529 309 209
sleaford@newtonfallowell.co.uk