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Longstaff^{.COM} INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



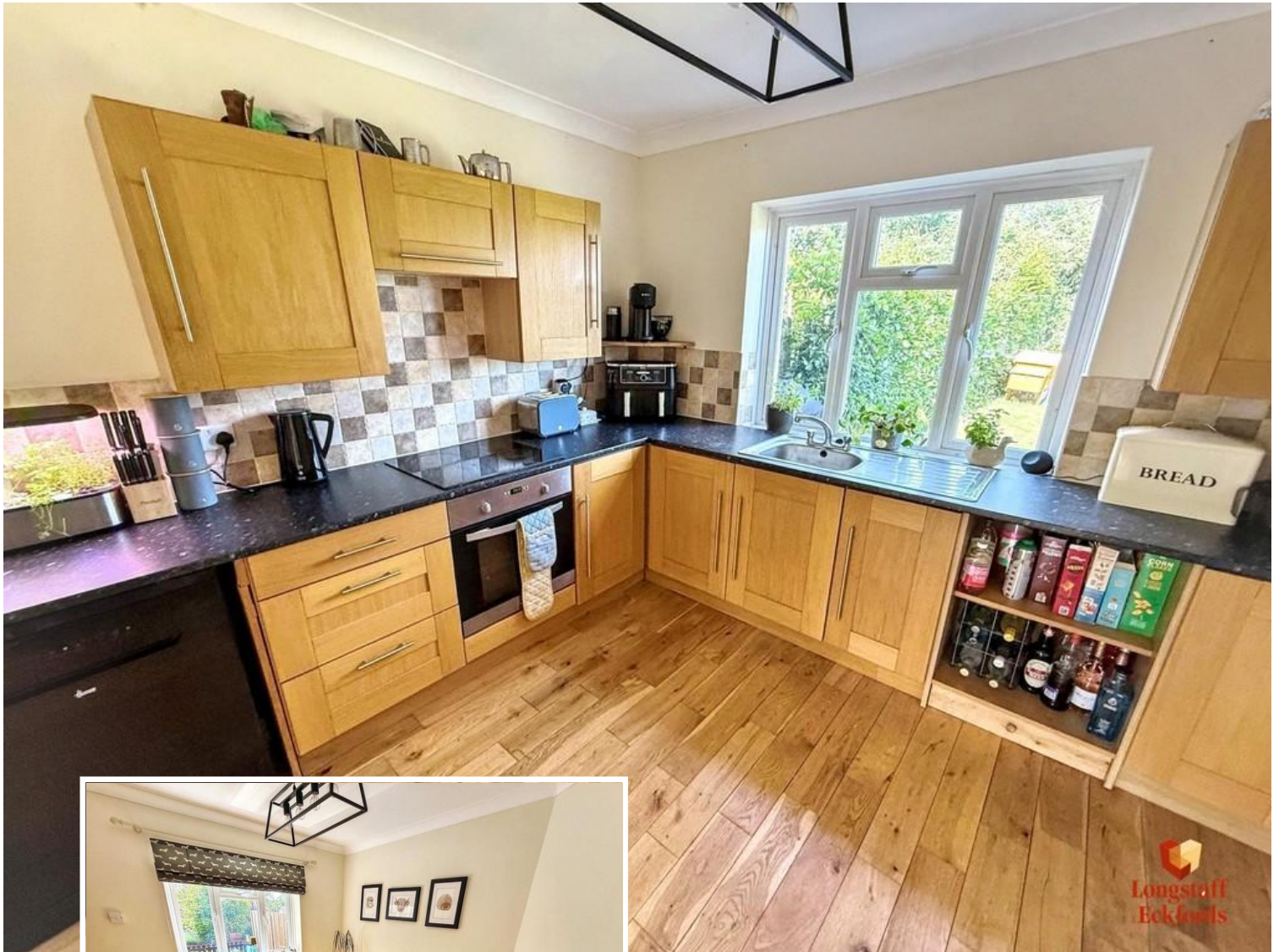
3 Low Farm Drive , Folkingham , NG34 0SP

£220,000 Freehold

- Semi Detached Cottage
- Kitchen
- Lounge & Dining Room
- Two Double Bedrooms
- Shower Room

A rare and unique opportunity to purchase a stunning and spacious cottage full of charm and appeal. This property offers spacious accommodation including two reception rooms and two double bedrooms. Viewing is highly recommended to appreciate everything that this cottage has to offer.

SPALDING 01775 766766 BOURNE 01778 420406



GROUND FLOOR

ACCOMMODATION

uPVC part glazed front door to Entrance hallway: Telephone point, radiator, stairs to first floor.

LOUNGE

12' 3" x 12' 0" (3.73m x 3.66m) Open fire place with brick surround, tiled hearth and wooden mantle, radiator, TV point, built in storage cupboard.

KITCHEN

9' 11" x 9' 11" (3.02m x 3.02m) Fitted with a range of wall mounted and floor standing wooden fronted cupboards, complimentary worktops and splash back tiling, four ceramic hob with extra ctor fan over, electric oven, inset stainless steel sink and drainer with mixer tap, wooden flooring open through to Dining Room.



DINING ROOM

9' 10" x 10' 9" (3m x 3.28m) Wooden flooring, radiator.

INNER HALLWAY

Red quarry tiled flooring, radiator, under stairs storage space, door opening to rear garden.

UTILITY ROOM

4' 6" x 5' 6" (1.37m x 1.68m) Red quarry tiled flooring, space and plumbing for automatic washing machine and tumble dryer.



FIRST FLOOR LANDING

Walk in storage cupboard.

BEDROOM 1

11' 11" x 12' 10" (3.63m x 3.91m) Three built in storage cupboards, radiator, window to front.

BEDROOM 2

13' 7" x 10' 0" (4.14m x 3.05m) Built in storage cupboard, radiator, window to front.



SHOWER ROOM

10' 0" x 7' 5" (3.05m x 2.26m) Walk in double width shower cubicle with glass screen, complimentary splash back tiling, wash hand basin with vanity cupboard under, low level WC with concealed flush, black heated ladder towel rail, vinyl flooring.

EXTERNALLY

The front of the cottage has a low level wooden picket fence. It has a neat shaped lawn and a lovely tree in the centre of the lawn. A gravel driveway at the side of the cottage provides off road parking for several cars and leads to the rear garden. The rear garden is a stunning feature of this cottage it has a large lawn and well stocked mature tree and shrub borders. There are stunning views across open fields and the oil tank is located in the rear garden. Overall this is an enviable garden and viewing of the cottage and garden is highly recommended.



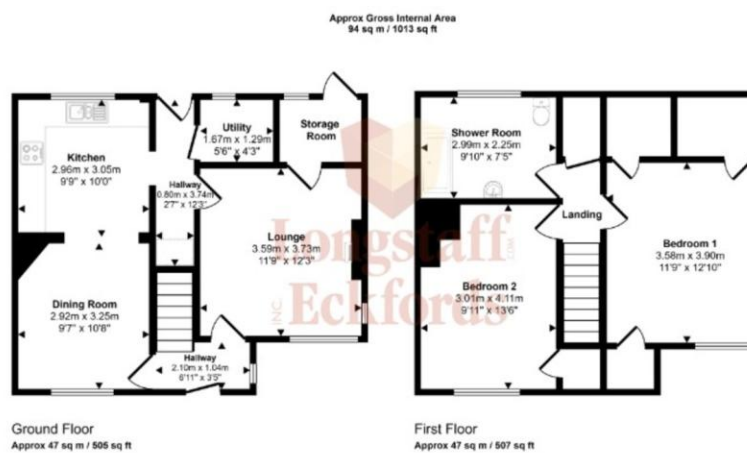
DIRECTIONS

From Eckfords & Longstaff office turn left and travel North along the A15. After approximately 8 miles when reaching the village of Folkingham turn left of the market square on to West Street. Turn left into Low Farm Drive and number 3 is located on the left hand side.

AMENITIES

Folkingham is a beautiful Lincolnshire conservation village with many individual houses in the main market square. The village benefits from a local store and post office and a village pub. Situated just 8 miles North of Bourne, 14 miles to Grantham, and 14 miles to Sleaford this cottage is ideally located for anyone needing to commute.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mace Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Kesteven District Council 01476 406080
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17961

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

