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Market Place, Folkingham, Sleaford
£240,000 **Freehold**

QUENTIN
MARKS



Key Features



- Semi Detached Cottage
- Beautiful Setting
- 3 Double Bedrooms
- Lounge With Feature Fireplace
- Kitchen + Utility

This charming period semi detached cottage occupies a prime position on the historic Georgian marketplace in the highly sought after village of Folklingham. Grade II listed, the property combines elegant character features with well proportioned accommodation arranged over three floors.

The ground floor offers a particularly attractive lounge (3.96m x 3.91m) featuring a quarry tiled floor, exposed brickwork, and a striking brick fireplace with inset wood-burning stove, creating a warm and inviting focal point. The kitchen (3.75m x 2.89m) is fitted with a range of cupboards and benefits from a useful shelved pantry. From here, there is access to a practical utility room (2.05m x 1.62m), which in turn provides a door to the rear garden.



Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.7 sq. feet)



Second Floor

Approx. 11.6 sq. metres (124.7 sq. feet)



The ground floor bathroom comprises a low-level WC, pedestal wash hand basin, and a bath with shower attachment to the taps.

On the first floor are two double bedrooms. The principal bedroom (2.96m x 3.23m) retains an original cast iron fireplace and benefits from built-in wardrobes. The second bedroom (2.63m x 2.12m - restricted height) accommodates a double bed. A further double bedroom occupies the second floor (3.22m x 2.99m max), providing flexible additional space.

Outside, pedestrian access leads to a fully enclosed, west facing rear garden, mainly laid to lawn with a timber seating area - ideal for enjoying the afternoon and evening sun. Of particular note is the substantial brick outbuilding, laid with a quarry tiled floor and divided into two distinct areas. The front section features an original range cooker set within a brick fireplace, while the rear section is currently used as a shed and benefits from its own separate access.

A rare opportunity to acquire a characterful and historically significant home in the heart of this picturesque village setting.

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INFORMATION



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