

10 Low Farm Drive, Folkingham

£575,000

NEWTON FALLOWELL

10 Low Farm Drive

Folkingham, Sleaford

A unique individual oak framed barn constructed in a country style together with a range of outbuildings occupying a pleasant village position with private gardens and a paddock of 2.0 ACRES in total (STS)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Unique Village Home
- Oak Framed and Clad Barn
- Gardens and a Paddock of 2.0 Acres (STS)
- Enviable Open Plan Living Space
- Two Bedrooms
- Cloakroom and First Floor Shower Room
- Air Source Heating
- Range of Outbuildings
- Includes Versatile Studio















ENTRANCE AND KITCHEN
13' 0" x 11' 2" (3.96m x 3.40m)

UTILITY ROOM
7' 5" x 5' 6" (2.27m x 1.67m)

CLOAKROOM
7' 5" x 5' 2" (2.27m x 1.58m)

LIVING ROOM
28' 2" x 20' 10" (8.59m x 6.36m)

FIRST FLOOR LANDING
15' 8" x 13' 0" (4.77m x 3.95m)

BEDROOM 1
12' 10" x 12' 3" (3.92m x 3.74m)

BEDROOM 2
12' 11" x 10' 10" (3.94m x 3.29m)

SHOWER ROOM
7' 5" x 5' 0" (2.27m x 1.53m)

STUDIO
29' 5" x 13' 1" (8.97m x 4.00m)

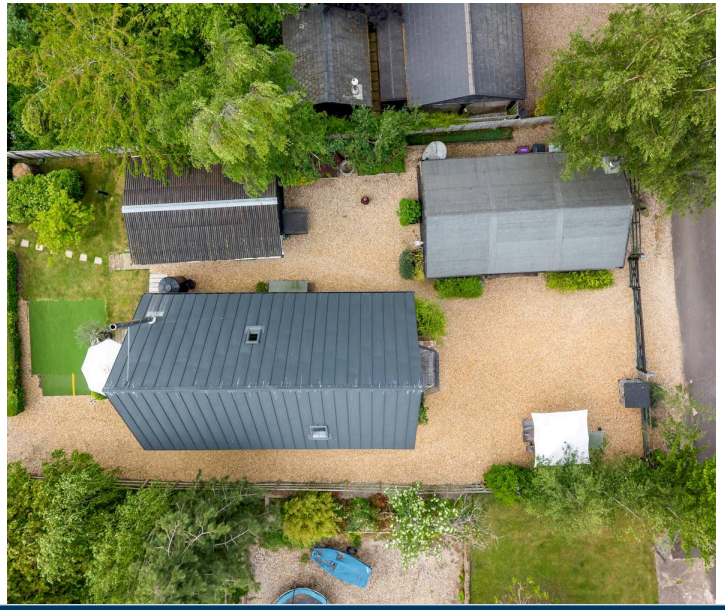
STABLES
22' 9" x 13' 1" (6.94m x 4.00m)

OPEN FRONTED BARN
32' 10" x 23' 0" (10.00m x 7.00m)
Approximate measurements.

SERVICES
Mains electricity and metered water supply. Drainage to private sewage treatment plant.







AGENTS NOTE

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

NOTE

Dimensions plans and descriptions contained in these particulars are for general guidance purposes only and their accuracy is not guaranteed. We have not tested any services or appliances described and prospective purchasers must rely on their own enquiries in this respect.

Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks







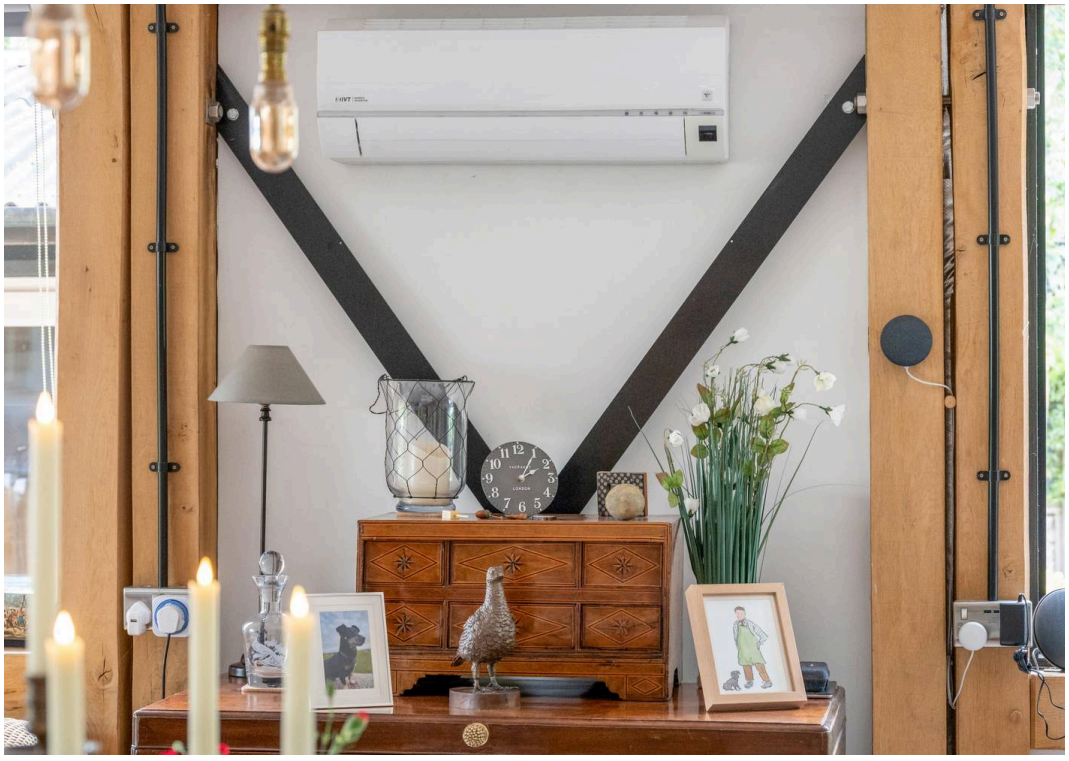



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BARLEY MERCHANTS
















CNS 2020 GC







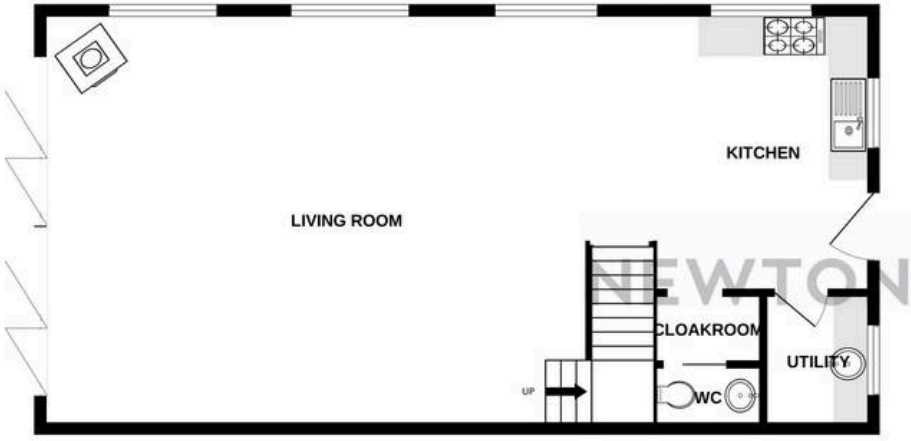








GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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