



Market Place, Folkingham
£340,000



4



2



2

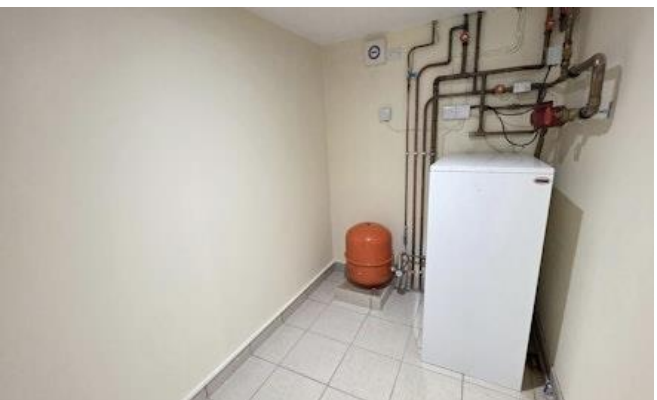
Freehold

4 2 2

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

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.

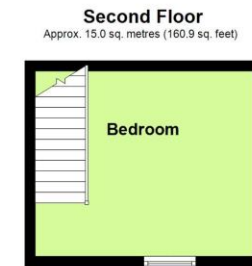
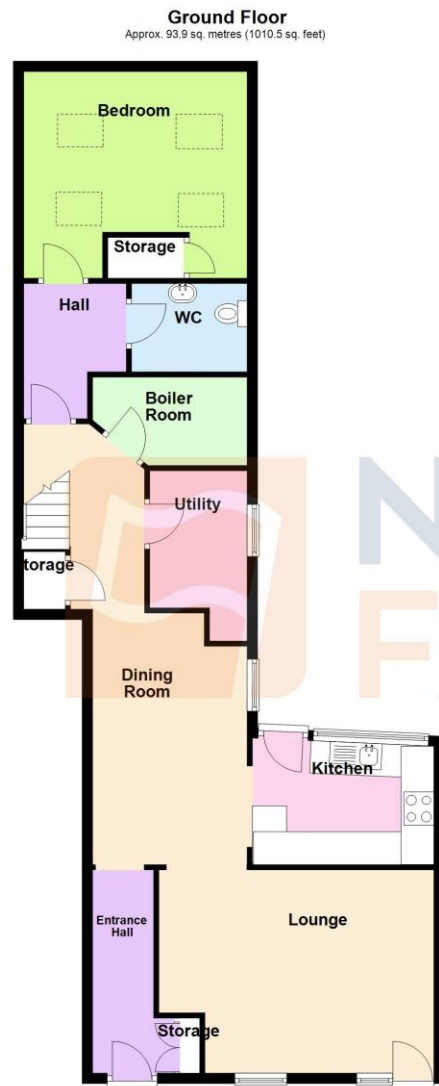
Financial Services

As part of our continued commitment to providing the best advice to all our clients we work closely with Mortgage Advice Bureau & part of our guaranteed commitment to our vendors is to establish the financial position of any offer received on their home. Whilst we offer FREE mortgage advice from any stage of the buying or selling process, we operate a mandatory qualification process on all offers prior to submission of any offer to our vendors. The mortgage advice bureau is regulated by the financial ombudsman and operate on an independent basis within our premises at 27 Southgate, Sleaford, NG34 7SY.





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