



Market Place, Folkingham  
£445,000



4



1



2



Freehold



### Key Features

- Grade II Listed Semi-Detached Family Home
- Four Double Bedrooms
- Stone Built, Dating Back to 1790
- Beautifully Renovated by the Current Owner
- Original Features and Character Throughout
- Landscaped Rear Garden with Home Office and Separate Kitchen/Utility Room
- Current Council Tax – C, EPC Exempt







This stunning Grade II listed four-bedroom semi-detached home, dating back to around 1790 and beautifully renovated by the current owners, is full of character and immaculately presented throughout. Offering generous accommodation, the property also boasts a wonderfully landscaped rear garden that truly stands out—enhanced by two converted outbuildings, one serving as a kitchen/utility room and the other as a superb home office. Internally, it features a welcoming lounge, dining room, large open breakfast kitchen and downstairs WC, with the first floor providing two double bedrooms and a luxurious four-piece family bathroom, while the second floor offers two additional double bedrooms. Situated in the quaint and highly sought-after village of Folkingham, known for its charming market square, friendly community and excellent access to nearby towns, this exceptional home must be viewed to be fully appreciated—viewing is highly recommended.

### Lounge

3.66m x 4.96m (12'0" x 16'4")

Featuring a 16kw log burner set within a brick surround, this room also includes a timber-framed window to the front aspect, a built-in storage cupboard, TV and BT points, and opens through to the dining room with further access to:

### Hallway

Accessed from the lounge, the hallway has original tiled flooring, provides entry to the breakfast kitchen and dining room, with stairs rising to the first floor and a useful storage cupboard beneath.

### Dining Room

3.37m x 3.09m (11'1" x 10'1")

With window to side aspect, storage cupboard and opening to Breakfast Kitchen.

### Breakfast Kitchen

A beautifully presented and modern breakfast kitchen, comprising an initial area fitted with a range of base and eye-level units with walnut and quartz surfaces over, feature freestanding Rangemaster double oven with electric induction hob and extractor hood above, and log storage to the side. A central island provides a stylish focal point, offering a breakfast bar, additional storage and built-in electric sockets. The space continues with further base units, space for a fridge/freezer, a one-and-a-half bowl sink with mixer tap and drainer, space for a freestanding dishwasher, and plumbing for a washing machine. Windows to the side aspect and a part-glazed door lead out to the rear garden, allowing the room to enjoy plenty of natural light.

### WC

With low level wc, hand wash basin with storage under.

### Landing

With stairs taken from Ground Floor and stairs to 2nd floor.

### Bedroom One

3.75m x 4.91m (12'4" x 16'1")

Featuring attractive wooden flooring and an open fireplace, this room also offers a useful storage cupboard to the side, a window to the front aspect, and a radiator.

### Bedroom Two

4.18m x 2.74m (13'8" x 9'0")

Boasting fantastic original features including a stone wall, high ceilings and exposed beams, this room also benefits from a window overlooking the rear garden and a radiator.









### Family Bathroom

A stylish four-piece suite comprising a freestanding roll-top bath, separate mains-fed corner shower with rain-effect head, Jack and Jill hand wash basins with storage beneath, low-level WC, window to the rear aspect and a radiator.

### 2nd Landing

With stairs taken from 1st floor.

### Bedroom Three

3.26m x 5.02m (10'8" x 16'6")

With window to front aspect and radiator.

### Bedroom Four

2.97m x 3.22m (9'8" x 10'7")

With window to side aspect and radiator.

### Outdoor Kitchen/Utility Room

3.49m x 3.53m (11'6" x 11'7")

A recently fitted modern kitchen/utility room, offering a range of base and eye-level units with work surfaces over, double Belfast sink with mixer tap, integrated electric oven and space for a fridge/freezer. The room includes a useful storage cupboard with additional storage space above, wooden flooring, and a timber door leading out to the garden.

### Garden Room/ Home Office

4.65m x 3.97m (15'4" x 13'0")

Currently used as a home office, this versatile space offers multiple uses and features French doors to the front, a Velux window, and a useful storage cupboard to the side.





## Outside

Fronting onto Folkingham's Market Square, a generous parking area to the side, with gated access leading through to the beautifully presented rear garden. The garden offers multiple seating areas ideal for outdoor dining and relaxation, with a well-maintained lawn, decorative borders and mature shrubbery throughout. A second, more private seating area sits just outside the home office beneath a stylish pergola, creating a perfect retreat. Additional features include a timber workshop, log store, and a mix of stone wall and timber fencing, providing both character and privacy.

## Agents Note

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# Floorplan



Total area: approx. 175.0 sq. metres (1883.4 sq. feet)  
10 Market Place, Folkingham



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