



Apartment 8, The Greyhound, 37 Market Place

Folkingham, Sleaford, Lincolnshire, NG34 0TG

Offers Over
£175,000

2 Bedroom Apartment

- Leasehold
- Grade II Listed Building
- Second Floor Apartment
- 2 Bedrooms
- Spacious Lounge With Beautiful Views
- Kitchen/Diner
- Off Street Parking
- Communal Courtyard Garden
- Outstanding Village Location
- EPC Rating - Exempt, Council Tax Band - B



Overview

Pygott & Crone are proud to present this well positioned apartment overlooking the local market place, this beautifully converted Grade II listed building proudly sits in the heart of Folkingham village suited perfectly to first time buyers, downsizers or investors.

Accessed via a secure entry system, this charming second-floor apartment enjoys a private entrance shared with just one neighbouring property, leading through attractive and well-maintained communal areas.

The accommodation is thoughtfully arranged and comprises an entrance hall with stairs rising to a spacious dining kitchen, a generous living room enjoying pleasant views across the Market Place, two well-proportioned double bedrooms, and a family bathroom.



Brimming with character, the apartment features exposed beams, vaulted ceilings, and useful loft storage, while electric heating provides comfort throughout.

Externally, residents benefit from off-road parking to the rear of the building accompanied with additional storage space via a shed, with access to a communal courtyard, creating a pleasant outdoor space to enjoy.

To appreciate the space and charm this building has to offer, viewing is essential. Please call to arrange your viewing.

Agents Note: We have been advised that the property is Leasehold with 999 years left on the lease and that the cost per annum for ground rent and service charge is approximately £1500. We have also been advised pets are not allowed.





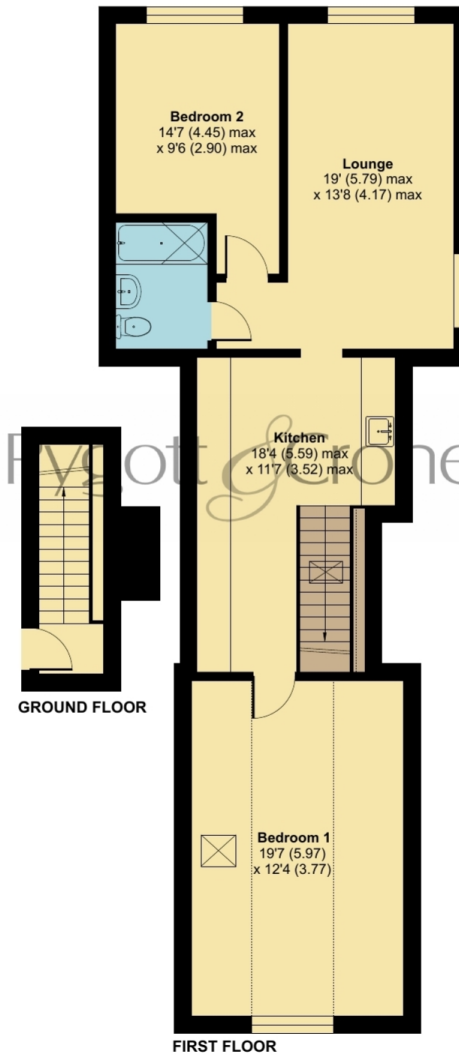
The Greyhound, Market Place, Folkingham, Sleaford, NG34

Approximate Area = 715 sq ft / 66.4 sq m

Limited Use Area(s) = 157 sq ft / 14.5 sq m

Total = 872 sq ft / 80.9 sq m

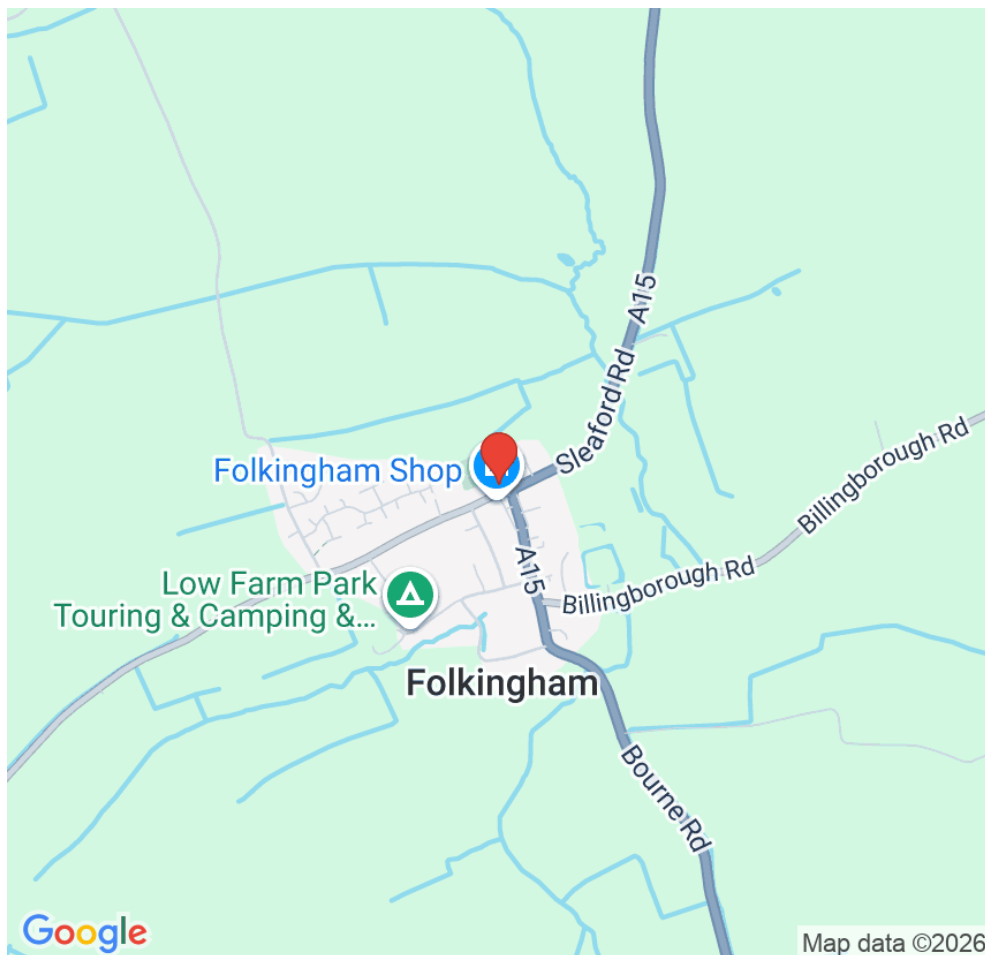
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1471786



Location



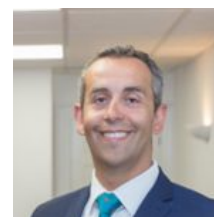
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Apartment 8, The Greyhound, 37 Market Place, Folkingham
is on the market with our Sleaford branch

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