



## 12 CHAPEL LANE, SLEAFORD, LINCOLNSHIRE, NG34 0SL

**£150,000 FREEHOLD**

Chocolate Box Cottage! This Stunning Grade II listed cottage was constructed as a warder's cottage for the historic Folkingham Prison and is situated in the heart of the idyllic village of Folkingham.

The cottage is accessed via a shared gravel driveway, boasts a courtyard garden to the front and the rear with access to the outbuilding which is currently being utilised as a "Work from home" study.

There are numerous charming features such as a multi-fuel burning stove in a recessed stone fireplace, solid wood flooring, sash windows, exposed stone wall in the bedroom with cast-iron insert and much more.

A viewing on this property is highly recommended.

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## ACCOMMODATION

**Living/Dining Kitchen** - 21'7" x 12'9" (6.58m x 3.89m) Being dual aspect having window to front elevation, two windows to rear elevation and a further hard wood door to rear elevation. The flooring is solid wood throughout. The lounge area has a recessed stone fireplace with multi-fuel burning stove, modern electric dual heat storage heater, TV and telephone points. The kitchen area has a generous range of solid wood painted units, solid wood worktop, induction hob, electric oven and ceramic butler sink.

**Bedroom** - 14'4" x 13'2" (4.37m x 4.01m) Being dual aspect with window to both front and rear elevations, exposed stone chimney breast with cast iron insert, modern electric dual heat storage heater, built in double wardrobe and loft access.

**En-Suite Bathroom** - Having window to rear elevation, being fitted with a three piece suite comprising panelled bath with rainmaker shower above, pedestal hand wash basin, low level W/C, chrome heated towel radiator, partially tiled and panelled walls.

**Outside** - To the rear of the property is a brick paved courtyard giving access to the brick built outbuilding.

**Brick Built Outbuilding 1st Room** - 11'5" x 10'1" (3.48m x 3.07m) Having window to front elevation, glazed door to rear elevation, original brick chimney breast housing disused range cooker.

**Brick Built Outbuilding 2nd Room** - 11' x 6'3" (3.35m x 1.9m) Having window to rear elevation, space and plumbing for washing machine, space for tumble dryer, hand wash basin, mid flush W/C and disused fully tiled shower cubicle.

