



BRITISH
PROPERTY
AWARDS

2018
★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN STAMFORD

nest
ESTATES



Stainby Road, Colsterworth

Grantham, NG33 5JB

Offers Over £585,000

SUMMARY

- 0.85 Acre Plot
- Four Bedroom Detached Family Home
- Garage & Off Road Parking
- Riverside Views
- Characterful Land
- Shower Room & Family Bathroom
- Living Room & Conservatory
- Kitchen & Utility





*** NO CHAIN ***

*** 0.85 ACRE PLOT ***

Meadowbank is a four bedroom detached family home, offering 1900 Sq Ft (approx) of spacious accommodation. The property comprises; Entrance hall, living room with log burner, conservatory, kitchen, utility, shower room, family bathroom, four well proportioned bedrooms, oversized garage, store and beautiful tree lined garden space with river views.

AGENTS NOTES: The property benefits from 22 black solar panels owned by the property. This creates a much cheaper energy bill. There is an immersion transfer, so that if the property creates too much energy, it then goes to heating the water. There is a battery to store electric, located in the loft space.



Location: Colsterworth is ideally situated for easy access to the A1 and the surrounding towns of Melton Mowbray, Stamford, Bourne, Oakham and Grantham, with the mainline train station located at Grantham, with a commuting time of approximately 65 minutes into London Kings Cross. The village is served well with a post office, surgery, convenience store and hairdresser, with greengrocer, butcher and fishmonger mobile shop services. Other facilities in the village include a sports and social club, a village hall, a youth centre/nursery and children's play facilities.

Tenure: **Freehold**

EPC Rating: **TBC**

Council Tax Band: **E**

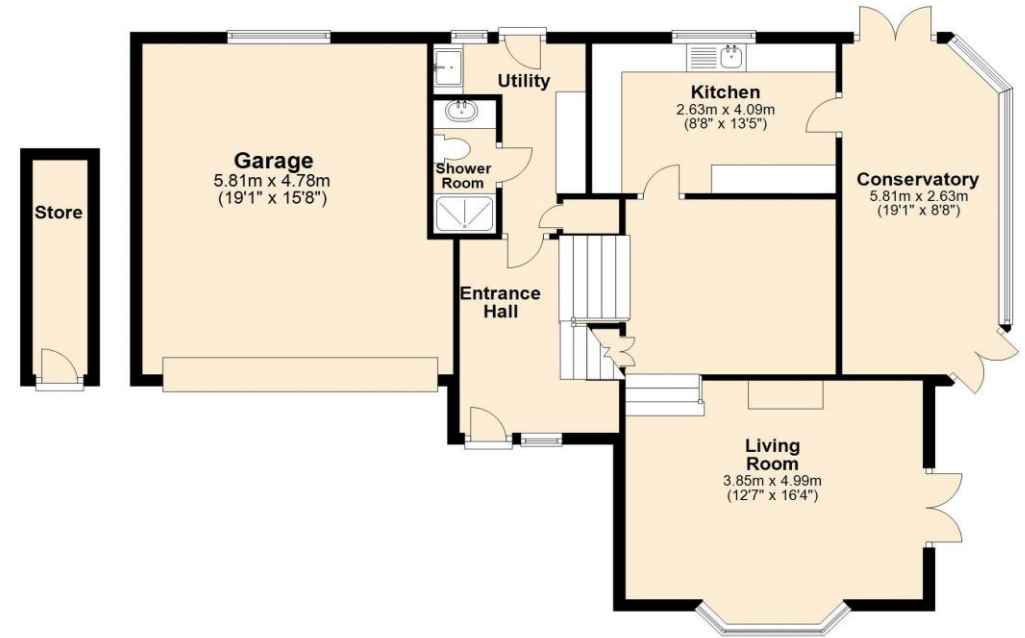
Local Authority: **South Kesteven District Council**

Services: **Oil Fired Central Heating**

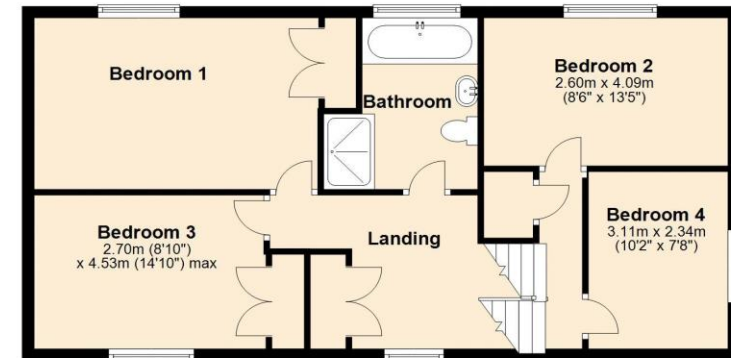
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Ground Floor
Approx. 109.0 sq. metres (1173.6 sq. feet)



First Floor
Approx. 67.6 sq. metres (727.3 sq. feet)



Total area: approx. 176.6 sq. metres (1900.9 sq. feet)

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