

Witham View
Colsterworth
Grantham
NG33 5SU

Hurfords



- Impressive 6 Double Bedroom Detached Home
- Generous Ground Floor Space
- Stunning Open Plan Kitchen
- Wood Burner

- Recently Landscaped Garden with Views Over Fields
- Double Garage
- Great Commuting Location
- Tenure: Freehold
- EPC: B

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5 Witham View Colsterworth Grantham NG33 5SU

This impressive 6 bedroom home was built in 2017 in a quiet cul-de-sac with 4 other houses. Offering a huge amount of accommodation with almost 3500sqft, including a large open plan ground floor with a beautiful kitchen, large lounge and a garden room with views over the rear garden and fields. Entering through the front door is a generous entrance hall with stairs to the first floor and a W/C to the left with storage for coats and shoes. An impressive entrance with a glass roof bringing in bags of light to the space. Moving through to the kitchen you are met with a great entertaining space. The kitchen is modern in design and tiled throughout. Appliances include double AEG ovens with plate warmer, induction hob built in to the island, a large fridge freezer, double wine fridge with settings for each side, a Franke filtered water system and integrated dishwasher. From the kitchen there is access to a good sized utility room to hide the white goods, cleverly designed the utility room benefits from an additional dishwasher, perfect for larger families or when entertaining. Moving through the ground floor there is a snug/reading room just off the kitchen following through to a fabulous lounge area. This room spans the depth of the house with windows to the front and double French doors to the rear, the centrepiece being a red brick built fireplace featuring a large log burner ideal for the cooler evenings. To the rear of this home is a beautifully presented garden room with large glass windows and a large set of bi-fold doors entering the garden. Our current vendors utilise this as their dining space which suits well.

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Ground floor benefits from gas-fired fully zoned under floor heating, and traditional radiators to first and second floor independently controlled. This property also benefits from having a modern water softener system installed. Moving upstairs in to a generous landing space there are the first 4 bedrooms. The master is a hugely generous room with a pair of dormer windows to the front and a pair of Velux to the rear maximising on light. This room also benefits from an en-suite shower room featuring a bath, large walk in shower, vanity unit, W/C and heated towel rail. Bedroom 2 another large double also features its own en-suite bathroom with shower, vanity unit, W/C and heated towel rail. Bed 3 & 4 on this floor are again good sized double rooms, sharing the family bathroom offering a bath as well as a walk-in shower, vanity unit, W/C and again a heated towel rail to add to the premium finish. Moving to the second floor, again through a large open landing space are two further double bedrooms, ideal for families with children. These two rooms share a bathroom, finished to the high standard as the rest with a large walk-in shower, vanity unit and W/C. Externally to the rear of the home is a stunning recently landscaped garden with a lawn area and mature beds. This garden is quaint in design and well thought out and benefits from views beyond over the fields taking in the countryside. There is a good sized paved area to offer alfresco dining and drinking during the summer months. To the front of the property there is off road parking for 2 vehicles as well as a large double garage to offer further parking and storage. The property also benefits from coming under a structural warranty.

5 Witham View, Colsterworth, Grantham, Lincolnshire
 Approximate Gross Internal Area
 316 Sq M/3402 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Rooms/Measurements

Ground Floor

Kitchen 21'5" x 14'0"

Utility 9'3" x 7'8"

Garage 18'5" x 17'6"

Snug 12'6" x 11'5"

Lounge 26'2" x 12'1"

Garden Room 1'10" x 13'7"

First Floor

Bedroom One 27'5" x 17'6"

Bedroom Two 21'0" x 12'0"

Bedroom Three 11'10" x 11'9"

Bedroom Four 14'4" x 13'11"

Second Floor

14'6" x 12'6"

14'8" x 12'5"

EPC BAND: B

TENURE: FREEHOLD



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