

Hurfords



2 Pinfold Lane | £900,000 | Freehold  
Pointon, Sleaford, Lincolnshire, NG34 0NB

# Property Description

Welcome to this breathtaking Grade II listed Georgian home, a masterclass in timeless elegance and modern sophistication, nestled in the idyllic village of Pointon. Set on an impressive 2-acre plot STS, this stunning property has been tastefully enhanced to blend contemporary comfort with historic charm, creating an inviting sanctuary for family life.

Step inside to discover beautifully preserved character features, from the striking stone floors to spacious, sunlit rooms that exude warmth and grandeur. The heart of the home boasts a large formal dining room, perfect for hosting memorable gatherings, and a magnificent drawing room at the rear, with French doors that open onto garden views-a private escape for relaxation and leisure.

The well-appointed kitchen combines modern appliances with classic style, offering the ideal space for culinary creativity. Adjacent to the right of the home is a versatile gym or games room, with ample space to customize to your family's needs. To the left of the home, a separate wing provides additional accommodation, currently used as a home office, and could easily transition into a playroom or guest suite, complete with a second entrance, utility room, and convenient bathroom.

Upstairs, the main house offers four generous bedrooms, two of which feature luxurious en-suite bathrooms, in addition to a large family bathroom for ultimate comfort. From the games room an additional staircase leads to a private fifth bedroom, creating a secluded retreat for guests or older family members.

Outdoors, the charm continues with two adjoining brick-built barns, ideal for storage or potential future expansion. A triple garage offers abundant parking, while an equestrian enthusiast's dream awaits with a purpose-built stable block, including three stables, a tack room, and direct access to a peaceful paddock and bridle way, the latter found through a small wood at the end of the paddock.





## Property Description

Hurfords welcomes to the market this substantial 5 Bedroom Georgian House which is beautifully presented and a fabulous family home. The property boasts up to 2 acres of land, tack room and stabling as well as outbuildings offering further potential subject to requirements in this stunning village.

Greenoaks, 2, Pinfold Lane Pointon, Sleaford, Lincolnshire  
 Approximate Gross Internal Area  
 Main House = 307 Sq M/3304 Sq Ft  
 Garage = 51 Sq M/549 Sq Ft  
 Outbuildings = 123 Sq M/1323 Sq Ft  
 Total = 481 Sq M/5176 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.



# Important Information

Detached 5 Bedroom Georgian House

Boasting Character Features

Two En-Suite Bathrooms

Home Office/Gym/Games Room

Up to 2 Acre Plot STS

Triple Stables & Tack Room

Triple Car Port

Further Outbuildings with Potential

5  
BEDROOMS

2  
BATHROOMS

Exempt  
ENERGY RATING

F  
COUNCIL TAX







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