



Grantham Lane,  
Near Great Casterton, PE9 4AG



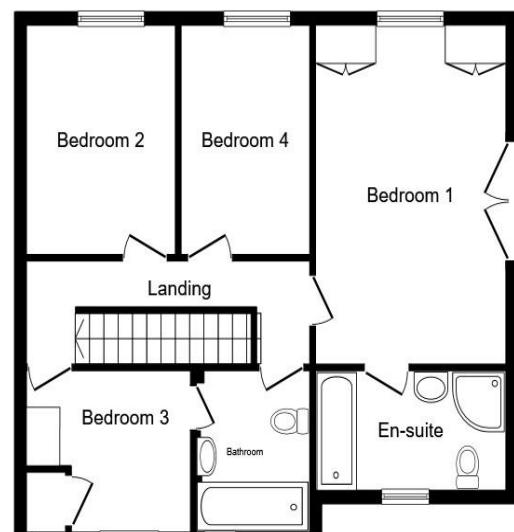
## Welcome to Grantham Lane

This beautifully presented generous home is situated in a rural location between the ever sought after villages of Empingham and Great Casterton with lovely field views and large gardens and driveway with a detached double garage. Offering easy access to village amenities and the A1 for commuting.





**Ground Floor**



**First Floor**

Total floor area 144.5 sq.m. (1,555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Entrance Hall**

**Open Plan Lounge Dining Room**  
27' 3" x 14' 11" ( 8.31m x 4.55m )

**Kitchen Area**  
11' 10" x 9' 10" ( 3.61m x 3.00m )

**Study**  
14' 10" x 8' 11" ( 4.52m x 2.72m )

**Utility Room**  
5' 5" x 5' 10" ( 1.65m x 1.78m )

**Cloakroom**  
5' 5" x 4' 2" ( 1.65m x 1.27m )

**Drying Room**

**Bedroom One**  
17' 4" x 11' 11" ( 5.28m x 3.63m )

**En-Suite Bathroom**  
6' 5" x 11' 9" ( 1.96m x 3.58m )

**Bedroom Two**  
7' 5" x 12' 2" ( 2.26m x 3.71m )

**Bedroom Three**  
8' 2" x 12' 1" ( 2.49m x 3.68m )

**Bedroom Four**  
8' 7" x 8' 11" ( 2.62m x 2.72m )

**Bathroom**  
5' 9" x 8' 10" ( 1.75m x 2.69m )

## Welcome to

### Grantham Lane

- Rural Location With Field Views
- Amenities in the Nearby Village of Empingham
- Generous Accommodation
- Open Plan Living Space
- Beautifully Fitted Kitchen
- Principal Bedroom with En-Suite Bathroom & Juliet Balcony
- Study, Utility & Downstairs Cloakroom
- Double Garage & Ample Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£635,000**



Please note the marker reflects the postcode not the actual property

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