

The Old Tavern, Westborough NG23 5HL

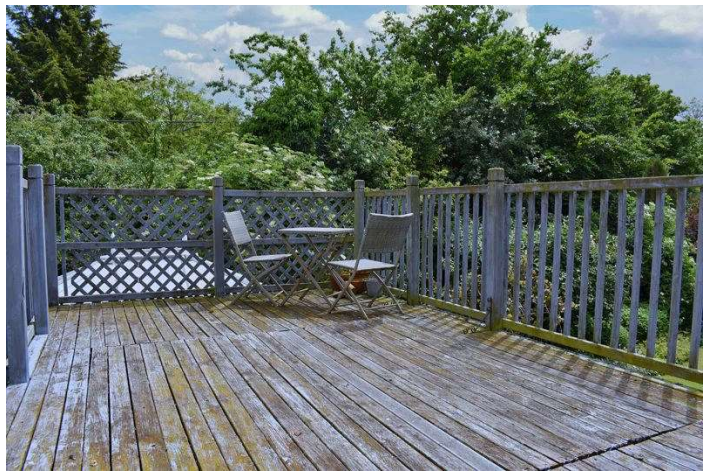


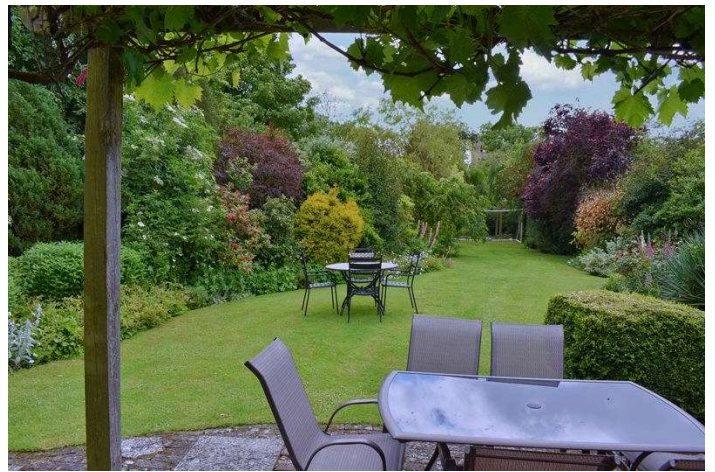
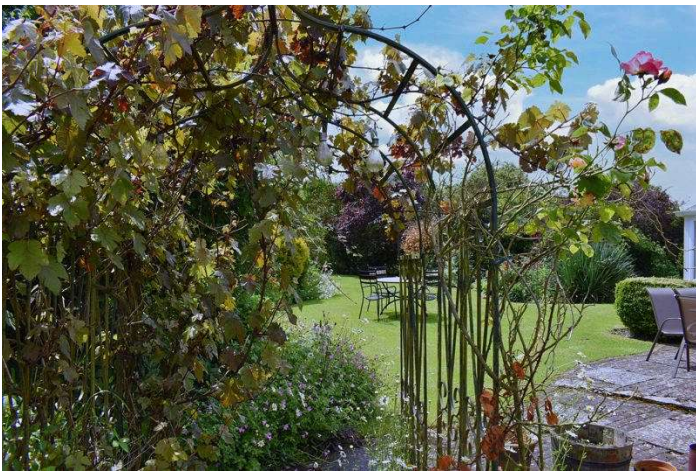
A fabulous period residence believed to date back to circa 1850. The property has been extended over the years and now provides extremely spacious and versatile accommodation. The property is situated on a private plot and has a wonderful garden. In summary the accommodation comprises five reception rooms, four bedrooms each with en-suite, conservatory, kitchen, utility and cloakroom. Viewing is essential to appreciate this unique property.

£700,000









Situation and Amenities

Westborough is conveniently situated for access to the A1 providing excellent commuter links to the north and south of the country, and has a village hall and the All Saints Church. Further and more comprehensive amenities can be found in the village of Long Bennington (around 1.8 miles) away which is a popular and thriving village situated between the market towns of Newark and Grantham which both have main line rail services to London King Cross. There is a wide range of amenities including: a Co-op supermarket, part time post office, gift shop, two public houses, wine bar, two takeaways, hairdressers and Doctors surgery. The village Infant and Primary School is highly regarded and excellent Grammar schools can be found within close proximity at Grantham & Sleaford.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor and doors providing access into three reception rooms, the dining kitchen and the cloakroom. There is a useful storage cupboard sited beneath the staircase. The hallway has solid wood flooring, cornice to the ceiling, wall light points and a radiator.

Lounge 25' 2" x 15' 8" (7.66m x 4.77m) (narrowing to 11'11")

French doors lead from the hallway into this fabulous open plan reception room (formerly two rooms). The lounge has dual aspect windows to the front and side elevations, and an internal window looking into the hallway. To the rear of the lounge are glazed French doors providing access into the conservatory. The focal point of the room is the fireplace with open fire. The lounge also has wall light points and two radiators.

Study 14' 2" x 14' 1" (4.31m x 4.29m)

This excellent sized and well proportioned reception room has a window to the front elevation, and once again the focal point is the fireplace with log burning stove inset. The study has wood laminate flooring, a ceiling light point and a radiator.

Dining Room 14' 2" x 12' 9" (4.31m x 3.88m)

The dining room has a window to the side elevation. The room is enhanced with bespoke fitted cupboards located to one side of the chimney breast, and an open fireplace (non working). The dining room has cornice to the ceiling, wall light points and a radiator.

Ground Floor Cloakroom

The ground floor cloakroom has an internal window and is fitted with a WC and wash hand basin. The room has a ceramic tiled floor, a ceiling light point and an extractor fan.

Breakfast Kitchen 21' 7" x 10' 9" (6.57m x 3.27m)

This splendid breakfast kitchen has two windows to the rear elevation, French doors into the conservatory and a door leading into the rear/side porch. There is a useful pantry which has an opaque window to the side. The kitchen itself is fitted with an excellent range of base and wall units with solid wood work surfaces and tiled splash backs. There is a twin ceramic sink, an integrated dishwasher, and an electric cooking Range with extractor canopy above. The breakfast kitchen is of sufficient size to accommodate a dining table and also has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Conservatory 14' 1" x 11' 9" (4.29m x 3.58m)

The conservatory can be accessed from the lounge or the kitchen and is of upvc construction with dual aspect windows to the side and rear. French doors lead out into the garden. The conservatory has the same ceramic tiled floor that flows through from the kitchen, exposed brick feature walls and wall light points.

Rear/Side Porch

The porch has a window to the front elevation and a door into the garden. Further doors lead through to the annexe and the utility room. The porch has a ceramic tiled floor, a ceiling light point and a radiator.

Utility Room 9' 7" x 6' 7" (2.92m x 2.01m)

This versatile space has a window to the front elevation and is fitted with base units with solid wood work surfaces and tiled splash backs. There is a stainless steel sink, and space and plumbing for both a washing machine and a tumble dryer. Both oil fired central heating boilers are located here, the one for the annexe and the one for the principal house. The utility room has the same flooring that flows through from the rear porch, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into three double bedrooms, each with en-suite. The landing has cornice to the ceiling and wall light points.

Bedroom One 14' 1" x 14' 0" (4.29m x 4.26m)

A large and delightful double bedroom with dual aspect windows to either side, and a glazed door leading onto the balcony. The bedroom has a ceiling light point and a radiator. Doors provide access to the walk-in wardrobe and the en-suite.

Bedroom One En-suite 8' 9" x 7' 2" (2.66m x 2.18m)

The en-suite has an opaque window to the side elevation and is fitted with bath with mains shower above, vanity unit with wash hand basin inset and ample storage beneath, and WC. The en-suite is complemented with a ceramic tiled floor and part ceramic

tiling to the walls. In addition there are three ceiling light points, a shaver socket and a radiator.

Bedroom Two 15' 6" x 14' 2" (4.72m x 4.31m)

A further superb sized double bedroom having a window to the front elevation, an ornamental fireplace (non working), a ceiling light point and a radiator. A door leads into the en-suite bathroom.

Bedroom Two En-suite 11' 11" x 9' 11" (3.63m x 3.02m)

This truly unique en-suite bathroom has a hipped roof with exposed roof trusses, and a window to the side elevation. Although there is restricted head height the bathroom is full of charm and character, and is fitted with a contemporary roll end bath, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite has ceramic tiling to the walls, and both floor and wall lighting.

Bedroom Three 10' 9" x 10' 8" (3.27m x 3.25m)

A further double bedroom with a window to the front elevation, a ceiling light point and a radiator. A door leads into the Jack & Jill en-suite bathroom.

Jack & Jill En-suite 11' 10" x 6' 7" (3.60m x 2.01m)

This en-suite can be accessed from bedroom three or the landing, and has an opaque window to the front elevation. The room is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. There is also a walk-in shower cubicle with electric shower. This en-suite has a ceramic tiled floor and part ceramic tiling to the walls, a ceiling light point, an extractor fan and a radiator.

ANNEXE ACCOMMODATION

The annexe accommodation is accessed from the rear/side porch in the main house.

Annexe Bedroom 14' 6" x 14' 4" (4.42m x 4.37m)

This excellent sized bedroom has a window to the side elevation overlooking the rear garden, bi-fold doors and two steps leading through to the annexe lounge, and a door into the en-suite shower room. Also located off this bedroom is a useful built-in storage recess. The room has stripped wood flooring and a radiator.

Annexe En-suite

The en-suite has an opaque window to the side elevation and is fitted with a double width walk-in shower cubicle with mains shower, wash hand basin and WC. The room has a stripped wooden floor, ceramic tiling to the walls, recessed ceiling spotlights, an extractor fan and a radiator.

Annexe Lounge 18' 2" x 13' 11" (5.53m x 4.24m)

This great sized reception room has windows to either side elevation, and windows and glazed doors to the garden room. This room makes a superb lounge within the annexe but is currently utilised as a home office/study. The lounge has recessed ceiling spotlights and a radiator.

Annexe Garden Room 12' 4" x 8' 6" (3.76m x 2.59m)

The garden room has dual aspect windows to the rear and side enjoying wonderful views across the garden. French doors provide access out to the garden. The garden room has a solid glass roof with bespoke fitted blinds, a ceramic tiled floor and wall light points.

Outside

To the front of the property is a gravelled driveway which provides off road parking for two/three vehicles. There is a further driveway located to the side of the garden which is accessed via twin wooden gates and provides off road parking for numerous vehicles, this in turn leads to the detached double garage.

Rear Garden

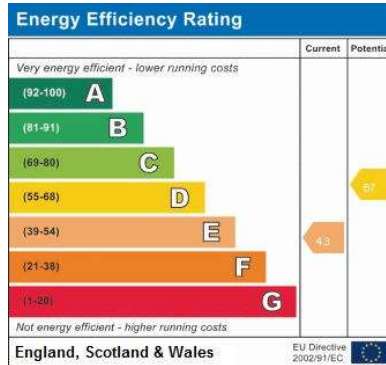
A particular feature of this family home is the rear garden which is of an excellent size and beautifully landscaped. The garden comprises a shaped lawn edged with borders containing a vast array of mature shrubs, plants and trees.

Timber Double Garage 17' 11" x 17' 11" (5.46m x 5.46m)

The garage has twin wooden doors to the front elevation and a window to the rear. The garage is equipped with both power and lighting.

Council Tax

The property is in Band F.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

South Kesteven District Council, Lincolnshire,

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

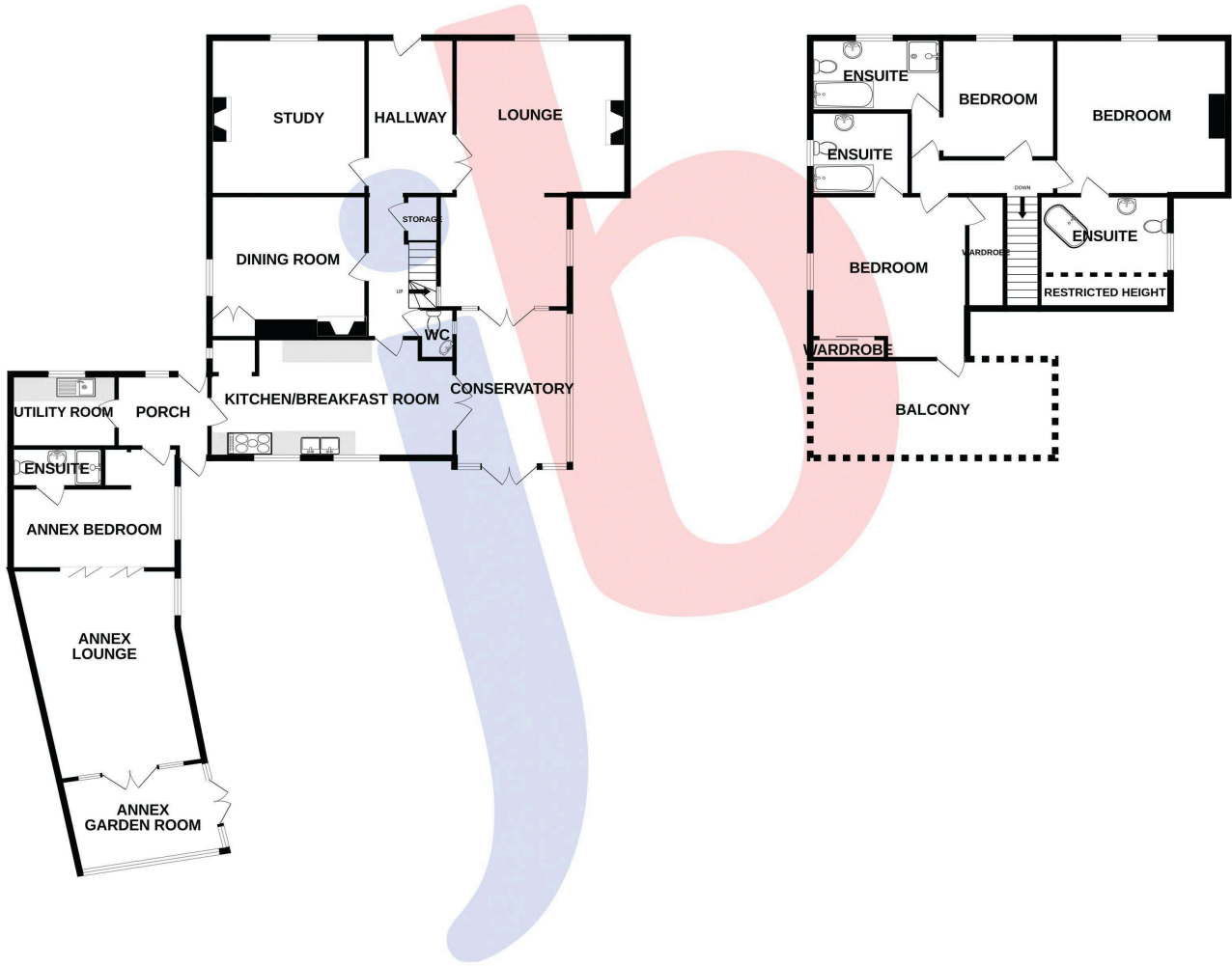
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006971 16 July 2024

GROUND FLOOR
1908 sq.ft. (177.2 sq.m.) approx.

1ST FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



TOTAL FLOOR AREA : 3014 sq.ft. (280.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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