



The Old Stables
Foston

MOUNT & MINSTER



The Old Stables

Foston

A charming barn conversion enjoying a plethora of character features from top to bottom, within convenient proximity to major local transport links.

- Barn Conversion
- Period Features
- Open-Plan Kitchen
- Spacious Lounge
 - Utility & W.C.
 - Three Bedrooms
 - Family Bathroom
 - Double Garage
- Garden and Terrace
- No Onward Chain



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DESCRIPTION

A splendid detached residence is this hugely popular village, The Old Stables is a barn conversion with impressive living space including a large kitchen-diner with tall ceilings up to the eaves, an equally attractive lounge with a central log-burner, a utility room, an office or third double bedroom to the ground floor with an ensuite W.C., two further double bedrooms to the first floor with storage and the family bathroom.

OUTSIDE

The property is approached onto a large gravel driveway with ample private parking for multiple vehicles. There is direct vehicular access into the double garage and a gate that leads up to the front door. To one side of the door is a large paved terrace, providing a superb area for outdoor dining and entertaining. The larger area is predominantly laid to lawn which stretches round the back of the garage as well.

LOCATION

Foston is a small village some 6 miles north of Grantham just off the A1. It is also 7 miles south of Newark and 18 miles east of Nottingham. Nearby Long Bennington boasts many amenities including local shopping facilities, quaint cafe, a popular Primary School (rated 'Good' by Ofsted) and an excellent doctors surgery. Leisure facilities include a bowling green and tennis courts.

Grantham is well-regarded for the quality of its local schools, which regularly achieve some of the best academic results in the area. Both community and independent schools are available for children of all ages, and the town's two grammar schools, Kesteven and Grantham Girls School and The King's Grammar School, are in particularly high demand.





The town itself benefits from a fast and reliable rail service into London Kings Cross (1 hour). It has its own multiplex cinema and already benefits from an arts centre and theatre, along with an excellent leisure centre with facilities for swimming, fitness training and racquet sports. Nearby, the 17th Century Belton House offers beautiful grounds, as well as being home to the superb Belton Park Golf Club where visitors and members are offered 27 challenging holes. Neighbouring Belton Woods also has three golf courses on offer, as well as leisure facilities and spa. Local residents will delight in the charming selection of tea rooms, cafés, restaurants and traditional inn-keeper style pubs, typical of a vibrant market town such as this one. The shopping centre provides an intriguing mix of independent stores and family-run boutiques, alongside several major high street names and a good range of supermarkets. A designer shopping village is currently under construction off the A1 within easy reach of Foston.

SERVICES

The property is centrally heated (underfloor heating on the ground floor) with mains gas, electricity, water and drainage all connected.

ENERGY PERFORMANCE

Rating: C

COUNCIL TAX

Band: D

METHOD OF SALE

The property is offered for sale by Private Treaty.

TENURE

Freehold with vacant possession on completion.

VIEWING

By prior arrangement with the Agents: 01476 851400.

ADDITIONAL INFORMATION

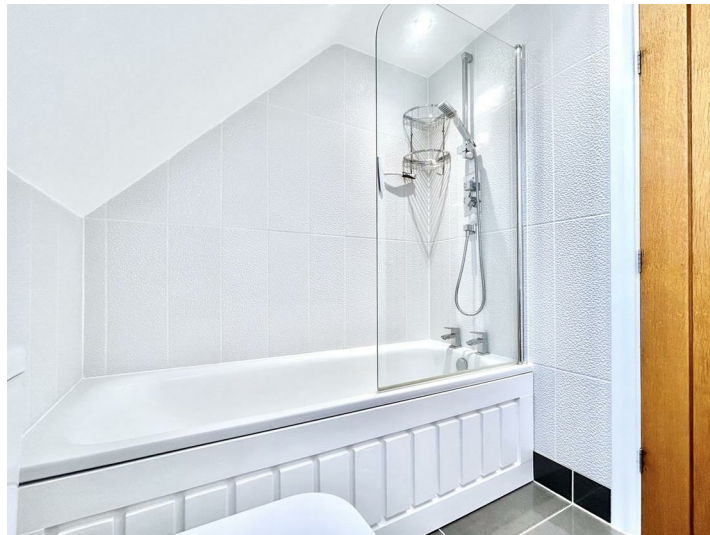
For further information, please contact Mount & Minster, Grantham:

T: 01476 851400

@: info@mountandminster.co.uk

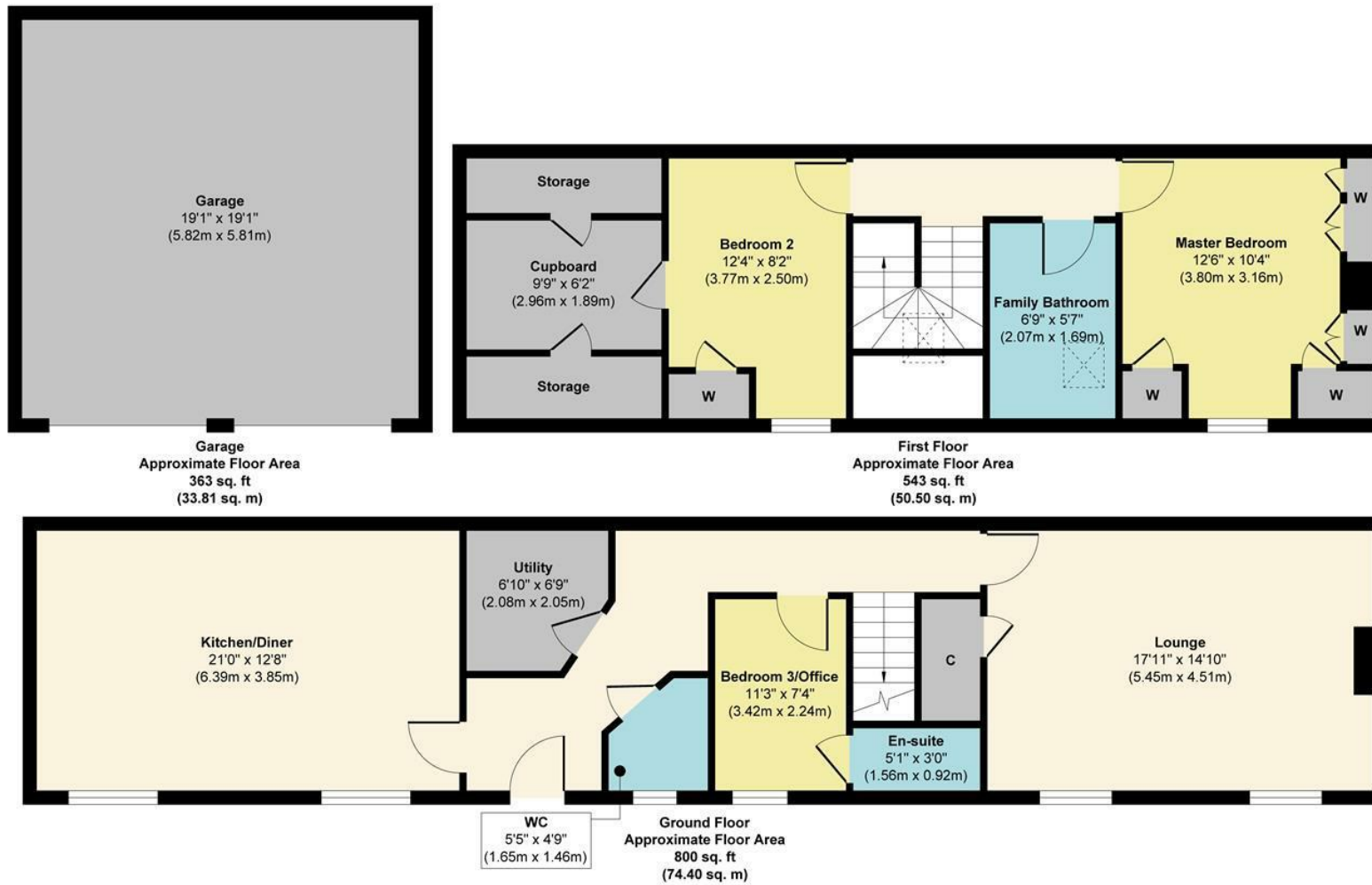
BUYER IDENTITY CHECKS

Please note that prior to communicating any offer, Mount & Minster are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.





Main Street, Foston



Approx. Gross Internal Floor Area 1706 sq. ft / 158.71 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

