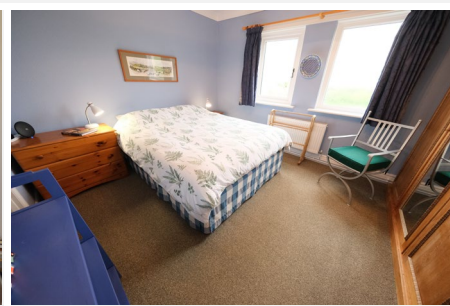




BODKIN HALL
FOSTON





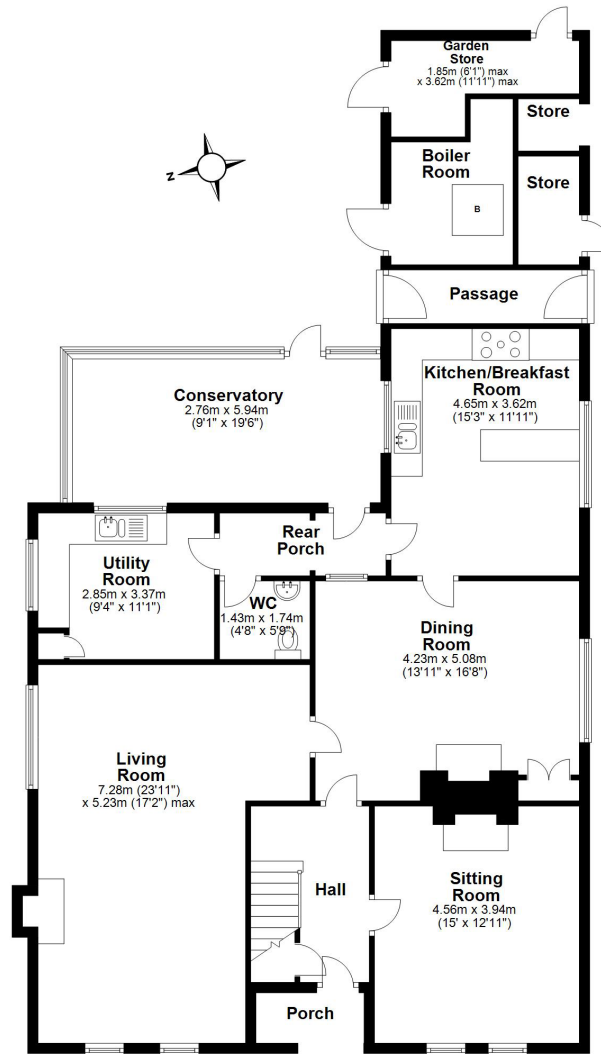
Surrounded by its own paddock land and well-tended grounds of approximately 2.5 acres, this country Hall was originally formed as part of a neighbouring farm and has previously had commercial business use. The property is well-located, being situated just off the A1 Great North Road with direct access to the slipway onto the A1. Offered to the market with NO CHAIN.

The property is well-presented throughout having had renovation works carried out in recent years, including the investment of replacement windows, solar panels and wood chip boiler system to contribute to the energy efficiency. The accommodation comprises an entrance hallway, sitting room, spacious L-shaped living room with wood burner, formal dining room with wood burner, bespoke fitted breakfast kitchen with underfloor heating and Range cooker, rear porch giving access to a cloakroom, utility room and conservatory/boot room. The first floor offers three large double bedrooms all with ensuite bathrooms, plus two further good size bedrooms.

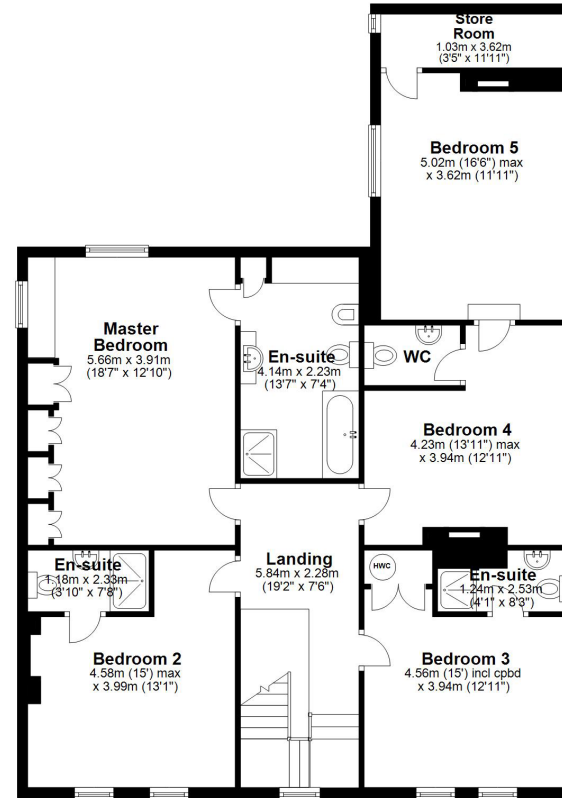
Externally, the property is approached through newly fitted electric gates leading to a large area of parking for multiple vehicles. There are a range of brick and timber outbuildings, fenced paddocks, natural wildlife pond, South-facing vegetable and fruit gardens, greenhouse, mature trees and shrubs and a raised patio area for alfresco dining and entertaining.

Nearby Foston is a small quaint village just five miles from 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). 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.

Ground Floor
Approx. 155.9 sq. metres (1677.8 sq. feet)



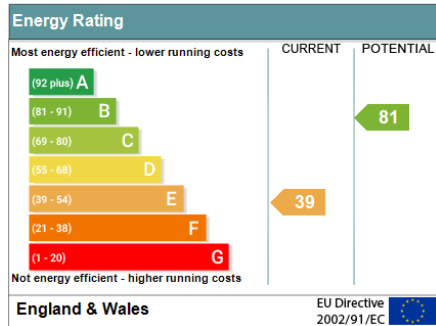
First Floor
Approx. 123.8 sq. metres (1332.4 sq. feet)



Total area: approx. 279.7 sq. metres (3010.2 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

Address: Bodkin Hall, Great North Road, Foston, GRANTHAM, NG32...
RRN: 0390-3037-6205-5674-5204



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