



East Grange Barn
Sleaford, Lincolnshire

BROWN & CO JH Walter



East Grange Barn, Howell, Sleaford, Lincolnshire, NG34 9PT

A sympathetically restored barn extending to some 3,000 sq ft., effortlessly blending period features with modern lifestyle fittings and located in this peaceful rural hamlet.

Accommodation briefly comprises of reception hall, Circa 40ft. open plan reception/dining room, kitchen/breakfast room, utility, three ground floor bedrooms, bathroom (offering potential annexe facilities) and cloakroom, whilst to the first floor are a further three bedrooms, master en suite, and bathroom. Outside a gravel driveway leads to extensive parking and detached timber and pantile, 3½ bay garage,

Soft and hard landscaped grounds encompass all elevations, extending in all to some 0.65 of an acre.



ACCOMMODATION

Entrance via covered porch, twin seating pews, double glazed and leaded wooden door.

Reception Hall 4.08m x 4.06m (13'5 x 13'4)

Double glazed and wooden casement window to side elevation, vaulted ceiling, exposed beam and brickwork, central staircase rising to first floor landing, ceramic tiled flooring, radiator, stone steps leading to:

Open Plan Living/Dining Area 12.16m x 5.11m (39'10 x 16'9)

Dual aspect double glazed wooden doors to front and rear elevations, twin double glazed wooden casement windows to front elevation, feature brick inglenook fireplace with cast iron multifuel burner, tiled flooring, exposed beam and brickwork, three radiators.

Kitchen/Breakfast Room 4.93m x 4.67m (16'2 x 15'4)

Dual aspect wooden double glazed casement windows to front and rear elevations, double glazed wooden stable door to rear elevation, large range of matching wall and base units, tiled splashbacks, ceramic sink, drainer and drainaway, 'Rangemaster' stove with extractor over, 'Electrolux' dishwasher, exposed beam and brickwork, wood flooring, radiator, water softener.

Boot Room

Double glazed wooden stable door to rear elevation, exposed beamwork, wood flooring, radiator.

Utility 2.76m x 2.5m (9'1 x 8'2)

Wooden double glazed casement window to front elevation, range of matching wall and base units, roll top work surfaces, stainless steel sink, drainer and drainway, exposed beamwork, floor mounted oil boiler, wood flooring, space and plumbing for washing machine and tumble dryer, radiator.

Cloakroom

Wooden double glazed casement window to rear elevation, two piece white suite comprising low level WC, pedestal wash hand basin, wood flooring, exposed beamwork, extractor, radiator,.

Inner Hallway

Twin wooden arched double glazed casement windows to side elevation, exposed beam and brickwork, vaulted ceiling, radiator.

Bedroom Four 4.22m x 2.89m (13'10 x 9'6)

Wooden double glazed casement window to side elevation, exposed beam and brickwork, radiator.

Bedroom Five 3.31m x 2.76m (10'10 x 9'1)

Wooden double glazed casement window to side elevation, exposed beam, radiator.

Bedroom Six 5.10m x 1.94m (16'9 x 6'4)

Wooden double glazed casement window to rear elevation, exposed beamwork, built-in wardrobes, radiator.

Bathroom

Wooden double glazed casement window to side elevation, exposed beam and brickwork, vaulted ceiling, laundry cupboard, three piece white suite comprising low level WC, pedestal wash hand basin, panelled bath, part tiled, radiator, extractor.

First Floor Galleried Landing

Velux window, exposed beam and brickwork, radiator.

Master Bedroom 7.44m x 5.09m (24'5 x 16'8)

Dual aspect Velux windows to front and rear elevations, exposed beam and brickwork, built-in wardrobe, two radiators.

En-Suite Bathroom - Double glazed Velux window to front

elevation, WC, pedestal wash hand basin, walk in shower, part tiled, exposed beamwork, radiator, extractor.



Bedroom Two 5.00m x 4.69m (16'5 x 15'5)
Wooden double glazed casement window to side elevation, Velux window to roof space, wooden double glazed door to side elevation leading to external staircase, exposed beamwork, radiator.

Bedroom Three 4.15m x 2.67m (13'7 x 8'9)
Twin double glazed velux to front elevation, exposed beam and brickwork, radiator.

Bathroom
Wooden double glazed velux to front elevation, exposed beam and brickwork, four piece white suite comprising low level WC, pedestal wash hand basin, panelled bath, shower cubicle, part tiled, cupboard housing high pressure water cylinder, extractor, radiator.

OUTSIDE
Front elevation is mainly laid to lawn with mature hedging and planting with fenced and walled surround, wooden gated access leads to gravel driveway, turning circle and parking area. Detached Timber and Pantile 3½ Bay garage with storage above.

To the rear elevation a five bar wooden gate leads to mainly laid to lawn gardens with high hedge and fenced boundaries, whilst a raised patio area leads to inner courtyard with walled and fenced surround.

LOCAL COUNCIL
North Kesteven District Council
Telephone 01522 414155

TENURE & POSSESSION
Freehold and for sale by private treaty.

COUNCIL TAX
Band A

BUYER IDENTITY CHECK
Please note that prior to acceptance of any offer, Brown&coJHWalter 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. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

AGENTS NOTE
The property has CCTV installed,

AGENT
James Drabble
01522 504304
lincolncitycentre@brown-co.com

Energy performance certificate (EPC)

East Grange Howell SLEAFORD NG34 9PT	Energy rating E	Valid until: 1 March 2034 Certificate number: 7134-1527-0300-0119-5202
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Property type: Semi-detached house
Total floor area: 254 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
This property's energy rating is E. It has the potential to be D.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

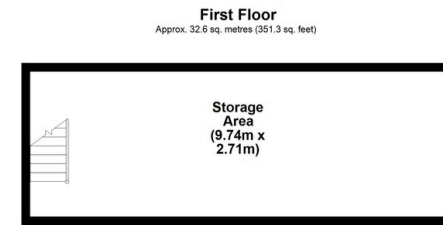
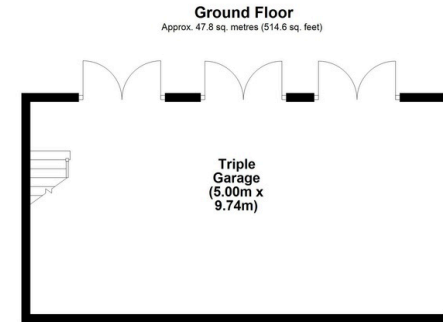
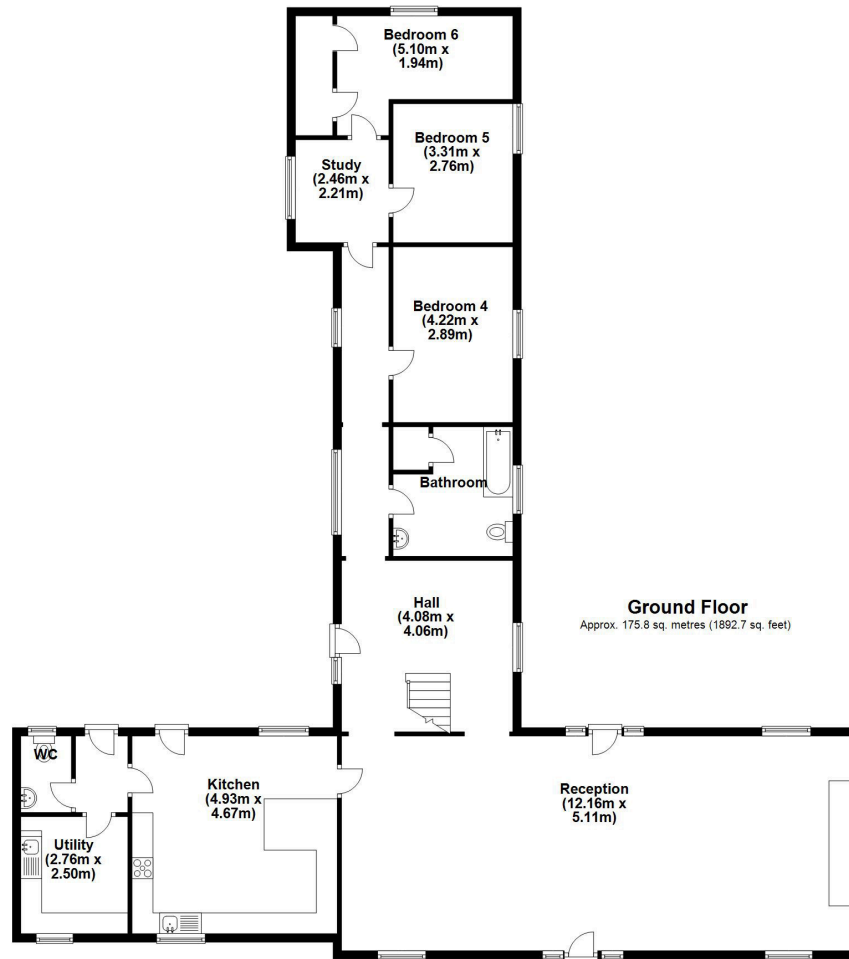
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

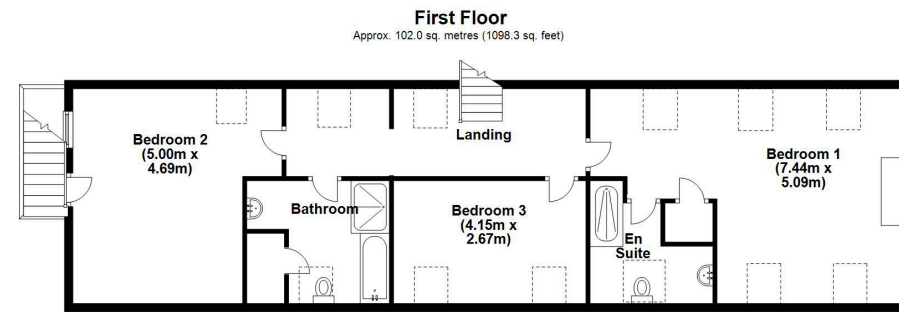








Total area: approx. 80.4 sq. metres (865.9 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.



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Brown&CoJHWalter

1 Mint Lane | Lincoln | LN1 1UD

T 01522 504 304

E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants