



East Grange Barn
Sleaford, Lincolnshire

BROWN & CO JH Walter



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

A fantastic opportunity to acquire a substantial barn conversion of around 3,000 sq ft which is located on a generous plot of 0.65 acres in a quiet rural location.

The property which is sold with no onward chain is in excellent condition with a blend of modern and period features. It currently comprises of a reception hall, open-plan living / dining room, breakfast kitchen, utility, three bedrooms and a bathroom to the ground floor, along with master bedroom with en-suite, two further bedrooms and a bathroom to the first floor.

Outside the property is accessed via a large gravelled driveway which leads to a detached 3 ½ bay garage, to the rear is a landscaped garden with large patio area and lawns.



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, tiled flooring, radiator.

Boot Room

Double glazed wooden stable door to rear elevation, exposed beamwork, ceramic tiled 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, ceramic tiled 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, ceramic tiled 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.

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.

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 Garaging Block With power and light. The garage block could be converted to a one bedroom annexe with kitchen, bathroom and sitting room. Please speak to the agent for more information.

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.

AGENT

James Drabble

01522 504304

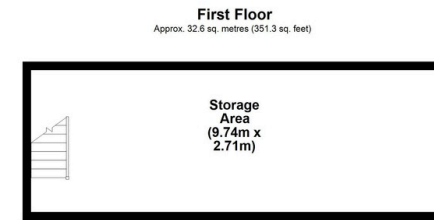
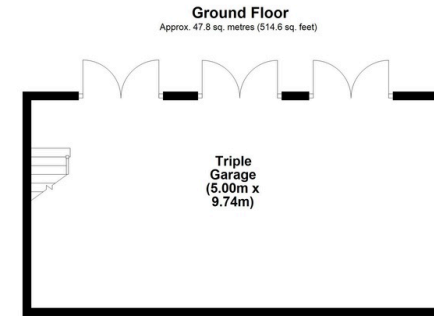
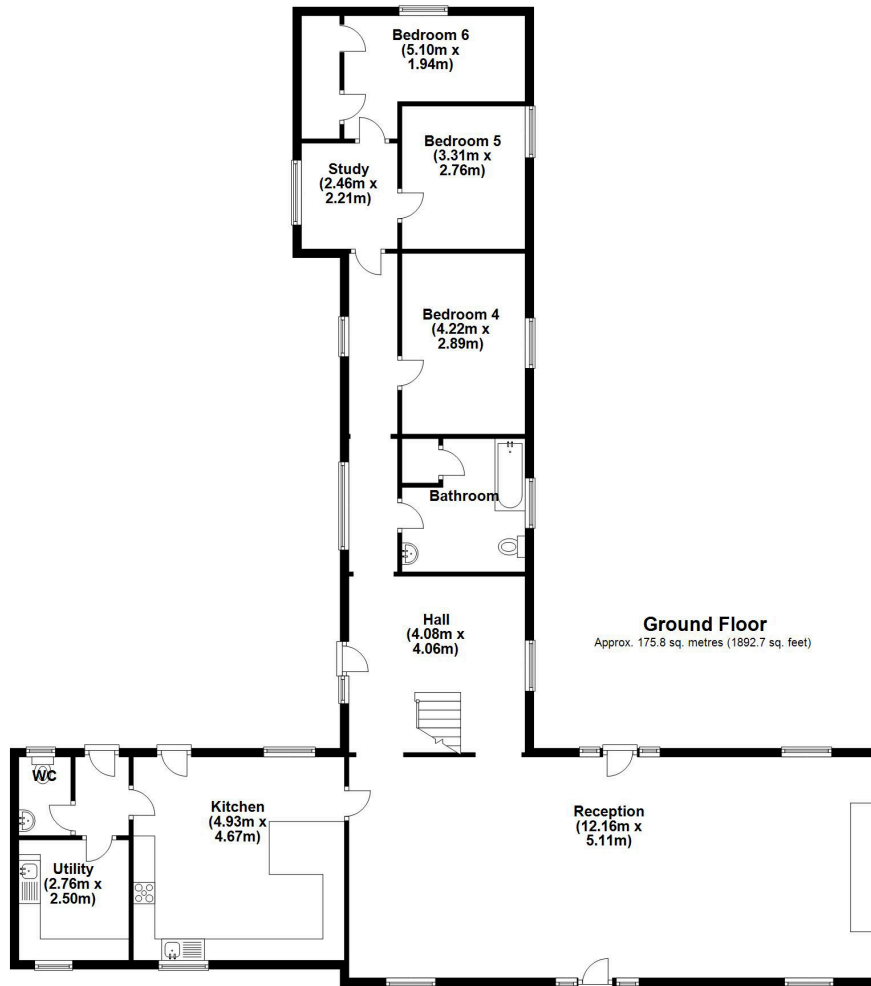
lincolncitycentre@brown-co.com

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
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).		
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		
39-54 E	53 E	68 D
21-38 F		
1-20 G		

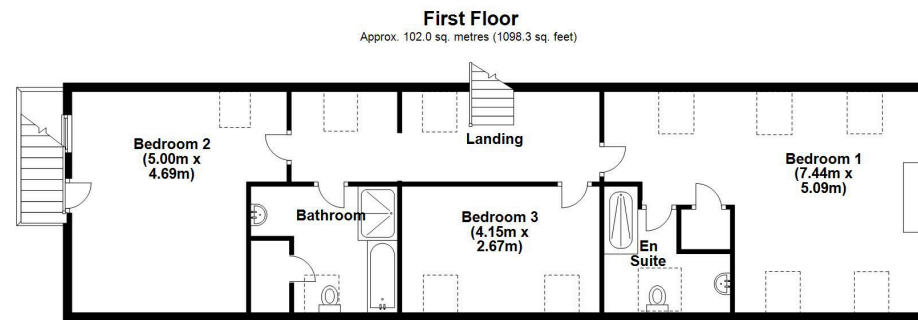








Total area: approx. 80.4 sq. metres (865.9 sq. feet)
The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.



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