

Alexanders



Stonehouse

Signal Road, Grantham

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- Attractive detached stone family home
- Double bay fronted with leaded mullion windows
- Built 1929 with considerable character
- Significantly improved and tastefully updated
- Contemporary kitchen, three further reception rooms
- Master bedroom with walk in wardrobe and ensuite
- Bedroom two with ensuite, two further double bedrooms, w.c, family bathroom
- Mature, private, East facing enclosed rear garden
- Private driveway with ample off-road parking, front garden, single garage
- EPC Rating D / Council Tax Band F / Freehold

General Description

Alexanders East Midlands are delighted to offer to the market this imposing, attractive stone detached home conveniently located for easy access into the town centre, excellent local schooling (easy close walking distance) and Grantham railway station with mainline services to London (from 63 minutes direct).

Having been significantly updated and tastefully updated in recent years this inviting home offers spacious, nicely balanced accommodation which retains many interesting character features including beamed ceilings, panelled walls, feature fireplaces, exposed stone interior walls and a contrasting fitted contemporary breakfast/dining kitchen.

With three generously sized reception rooms with the option of opening the living room/family room to create a very large open plan space, the property is ideal for both a large family and entertaining at home.

Upstairs, natural light floods into the large landing area and there are four double bedrooms with both the master bedroom and second bedroom having modern, updated ensuites. There is an additional w.c and updated main family bathroom. With a walk-in wardrobe to the master bedroom and further additional large walk-in wardrobe providing excellent storage space.

There is also the added benefit of a large loft space with an existing architect design to create a further two bedrooms, one with ensuite subject to any necessary planning consents.





Outside, the property is set back from the road behind a low stone wall and screened by established shrubs and hedging. There is a private driveway with parking for 2/3 cars, side gate and front garden. There is a single garage which also provides access into the rear garden. An internal courtyard is accessible from the front garden and the utility room which provides access to the log shed.

The established, private rear garden offers a range of shrubs, trees, hedging and stocked borders with lawn area, stone paths, shaped patio terrace and pergola. There is a shaded area for sitting in addition to a further area for al fresco dining. There is a greenhouse, summerhouse and area to the rear for composting and firewood collection.

Accommodation Summary

Ground Floor (Front door): Entrance porch, hallway, sitting room/library with built in cabinets, living room, family room, w.c/cloakroom, breakfast kitchen, pantry, large utility room with range cooker.

First Floor: Landing, master bedroom with ensuite and walk in wardrobe, bedroom two with ensuite, two further double bedrooms, large walk-in wardrobe, family bathroom, additional w.c.

Outside: Private driveway with parking for 2/3 vehicles, side gate, front garden area, single garage, internal courtyard with log store, established, private rear garden.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected, and heating is via a modern gas combination.

Local Authority

South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT (Tel: 01476 406080). Council Tax Band F.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







Viewing by appointment only

Alexanders

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Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

