

DANLEY LODGE

WELBY







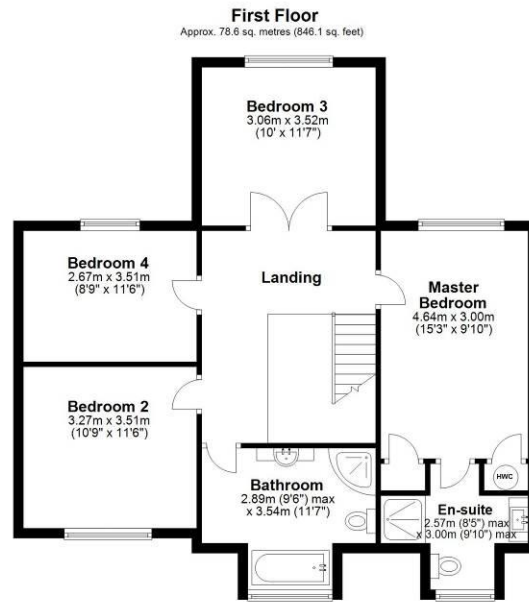
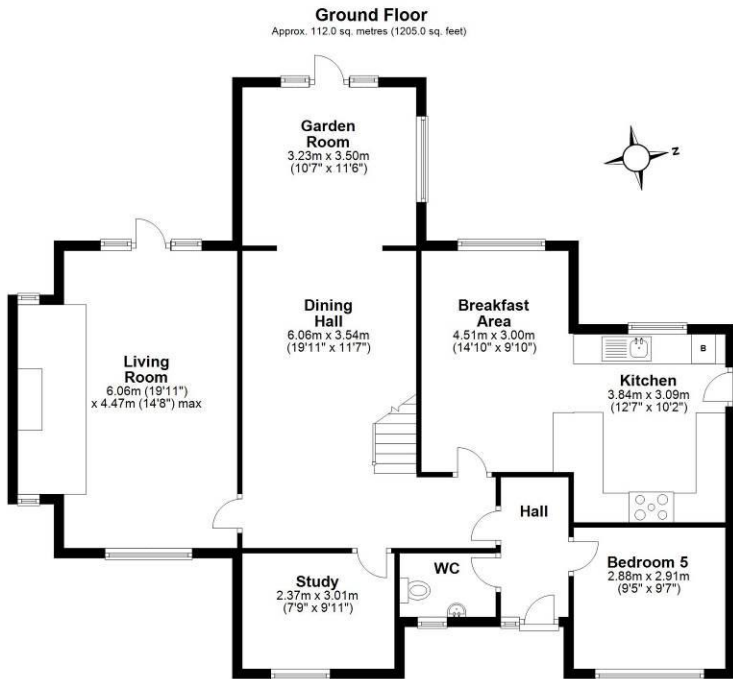
Danley Lodge is an individually designed and built family home situated in a popular village which gives easy access to the A1 and mainline trains to London from Grantham.

The property offers spacious accommodation comprising an entrance hall with cloakroom and toilet, home office/study, a large dining hall with garden room off, spacious dual aspect living room with feature fireplace, open plan kitchen with breakfast area off, ground floor fifth bedroom. The first floor offers a galleried landing giving access to a master bedroom with ensuite, three further double bedrooms and main family bathroom.

Externally, the property is positioned on a generous plot of approximately half an acre with attractive views over neighbouring paddocks and side driveway access leading to a substantial detached stone barn which was converted into an indoor swimming pool with gym, shower room, toilet, sauna and games room with full size snooker table over. This building was originally used as business premises and may convert into annexe or may have potential as separate dwelling subject to planning permission. Stone garaging plus timber barn with three bay garage and a carport could allow for garaging for half a dozen plus vehicles, could suit a hobby / business / collector.

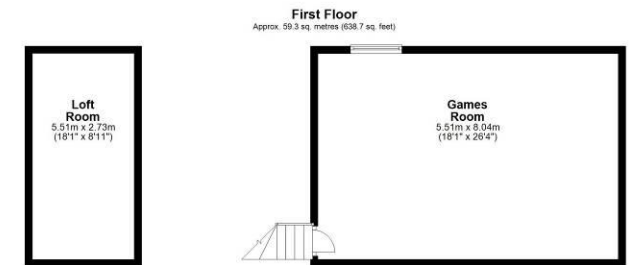
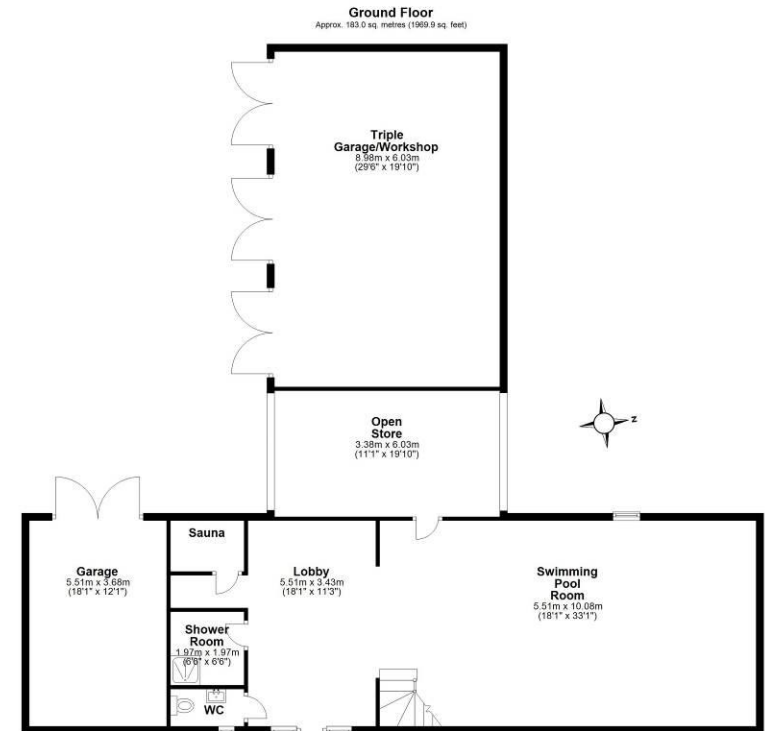
Offered to the market with NO CHAIN.

The property is located in the very highly desirable village of Welby, recently voted The Best Kept Village of 2022, which is situated within close proximity to the market town of Grantham. There is an excellent train service from there to London Kings Cross with a journey time of approximately 65 minutes as well as links to many more cities throughout the UK. The Cities of Lincoln and Nottingham are both approximately 25 miles and 30 miles away respectively. The historic towns of Stamford and Oakham, with their renowned Public Schools, are also only approximately 23 miles away. There are a variety of excellent local primary and secondary schools in the district including two excellent and highly sought after Grammar schools for boys and girls in nearby Grantham.



Total area: approx. 190.6 sq. metres (2051.1 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.



Total area: approx. 242.3 sq. metres (2608.6 sq. feet)

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