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- Detached Bungalow
- Large Driveway & Double Garage
- Modern Kitchen Diner
- Three Double Bedrooms

- Quiet Village Location
- Enclosed Garden
- Living Room & Conservatory
- Close To A1 & Grantham



## Little Tobies, Marston, NG32 2JH

Little Tobies is a well-presented detached bungalow, positioned on a spacious attractive plot within the well-regarded village of Marston.

Externally, the property boasts a large paved driveway providing off-road parking for several vehicles leading to a detached double garage. To the rear is a private garden with area of lawn and large patio area for outdoor seating.

The well-presented accommodation comprises an entrance porch opening into a spacious hallway, a modern fitted living kitchen, living room opening into conservatory, three good sized double bedrooms, bathroom and a further WC/utility room with coat and storage facilities in the hallway.

The village of Marston has a popular local Primary School, Village owned pub/shop and the Old Barn Hotel which also has a gym & swimming pool, the Village has direct access to the A1 and is only minutes' drive into Grantham's Town Centre which offers a wider range of local amenities such as Shops, Primary & Secondary Schools including both Grammar Schools, Restaurants, Bars, Cafes, Cinema, Gymnasiums, Golf Clubs, Doctors, Bus & Train Station which gives direct access to London King's Cross in just over an hour. Grantham with its road & train links allows you to be either Lincoln, Leicester, Peterborough, Nottingham, Sheffield, or London all within around an hour making it perfect for any working commuter.

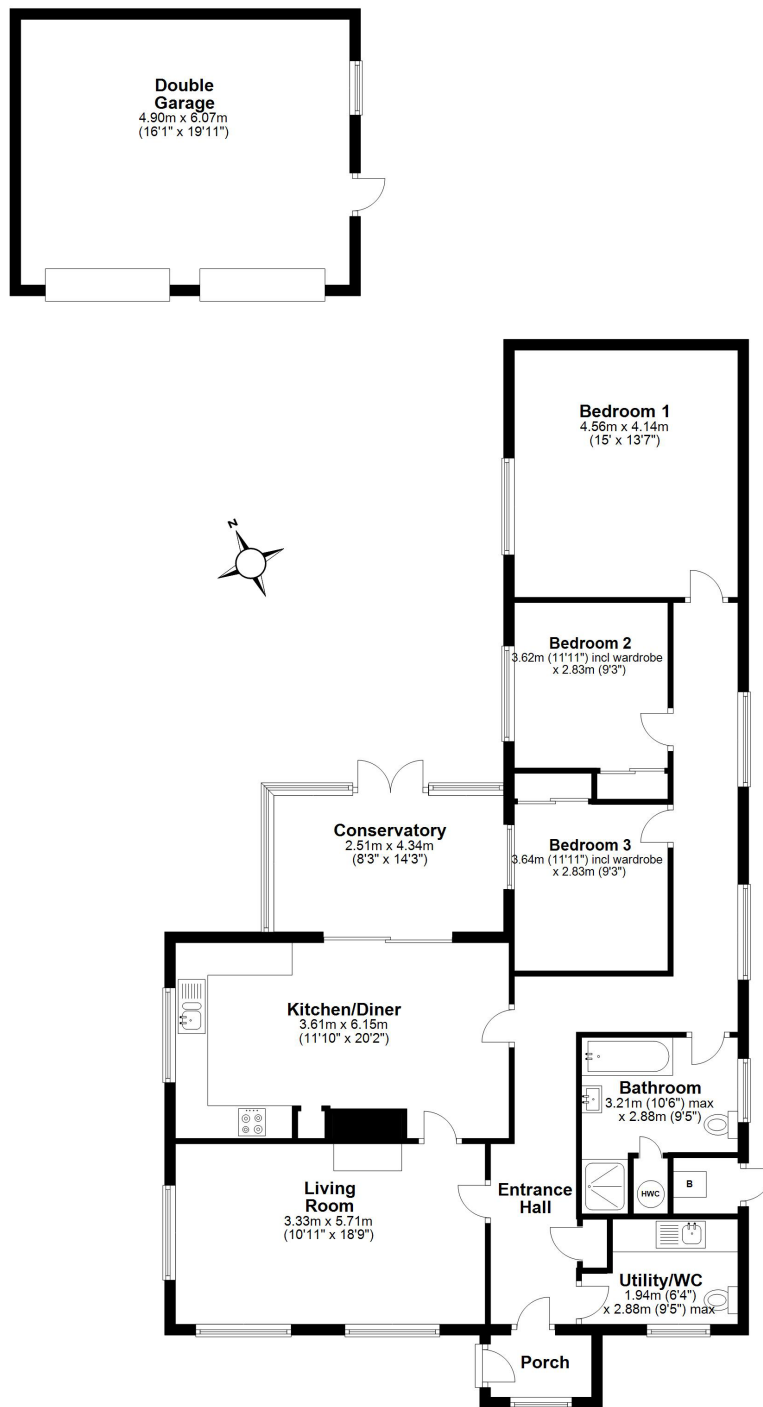






For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)

**Ground Floor**  
Approx. 161.8 sq. metres (1742.0 sq. feet)



Total area: approx. 161.8 sq. metres (1742.0 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  
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