



# Hawking Close, Colsterworth

A well presented detached property situated in a quiet cul-de-sac location with countryside views in the popular village of Colsterworth.

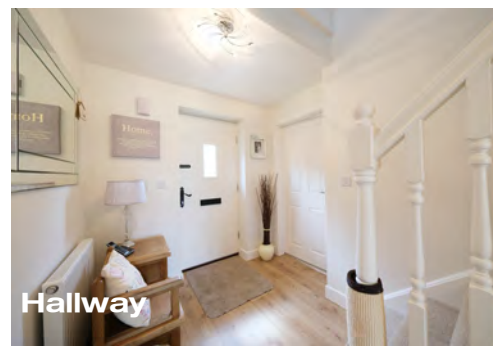


## FEATURES

- Detached family home in a quiet cul-de-sac location
- Two reception rooms
- Five bedrooms
- Master bedroom with dressing room & ensuite
- Enclosed rear garden
- Off road parking for multiple cars & a detached double garage
- Open countryside views
- Popular village location



Kitchen Diner



Hallway



Utility Room



Living Room



Snug

## FULL DESCRIPTION

Ground floor comprises; Entrance hall, large sitting room, snug/study, kitchen/diner, utility room and cloakroom.

First floor comprises; Master bedroom with dressing room and en-suite, two further bedrooms and a family bathroom.

Second floor comprises; Two double bedrooms and a shower room.

To the front of the property is a driveway providing parking for multiple cars, a detached double garage and side access to the rear garden which is fully enclosed, mainly laid to lawn with patio area to the front of the property and decking leading you down to the stream at the rear of the plot. The property boasts magnificent views over open countryside.

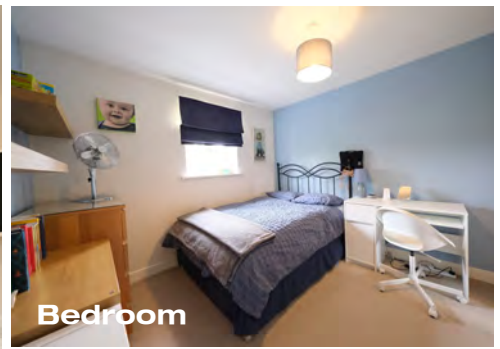
To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



**Master Bedroom**



**Bedroom**



**Ensuite Shower Room**



**Bedroom**



**Bedroom / Study**



**Family Bathroom**



**Bedroom**

To book a viewing call our area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)



## EXTERNAL

The village of Colsterworth offers amenities including doctors surgery, Co-op store, post office, primary school, pub/restaurant and sports club.

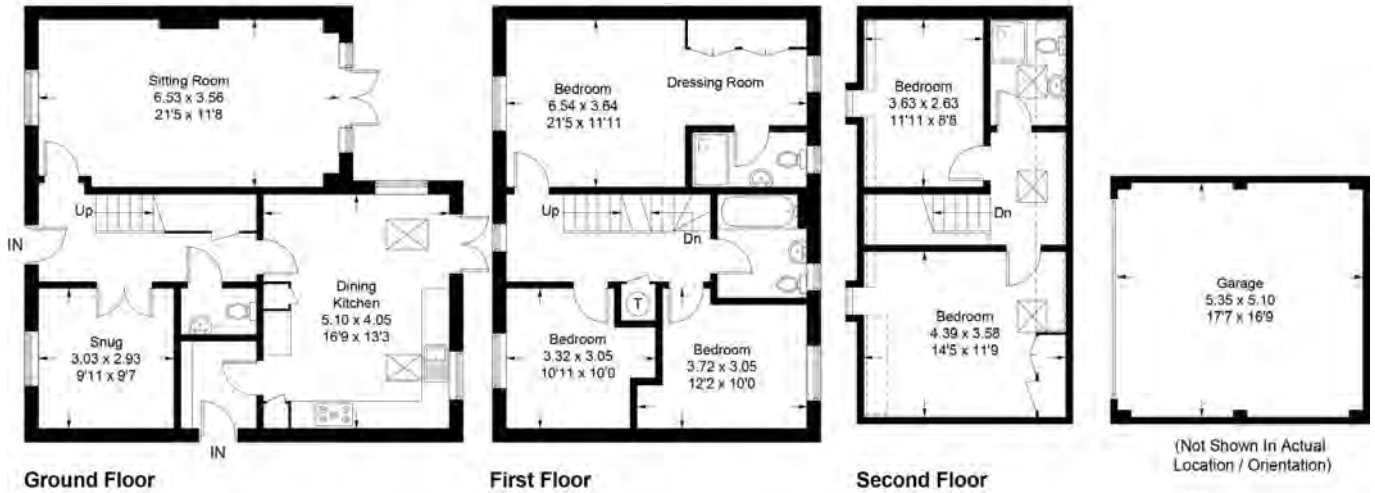
The village is in an excellent catchment area for both state and independent schools in Grantham, Bourne, Stamford and Oakham. Colsterworth is a fantastic location for commuters, being just a stones' throw from the A1 with mainline trains to London from either Grantham or Peterborough in approximately 1 hour.

To book a viewing call our  
area experts

[www.mooresestateagents.com](http://www.mooresestateagents.com)

Moore's Property Hub 01572 757979 | Moore's Move to the Country 020 301 11361  
Melton 01664 491610 | Uppingham 01572 821935 | Stamford 01780 484555  
Grantham Meet & Greet 01476 855618 | Peterborough Meet & Greet 01733 788888  
A1 Meet & Greet Stoke Rochford | [office@mooresestateagents.com](mailto:office@mooresestateagents.com)

Approximate Gross Internal Area  
 Ground Floor = 71.2 sq m / 766 sq ft  
 First Floor = 58.3 sq m / 627 sq ft  
 Second Floor = 38.4 sq m / 413 sq ft  
 Second Floor = 27.2 sq m / 293 sq ft  
 Total = 195.1 sq m / 2099 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## To book a viewing call our area experts

Moores Property Hub 01572 757979  
 Moores Move to the Country 020 301 11361  
 Melton 01664 491610  
 Uppingham 01572 821935  
 Stamford 01780 484555  
 Grantham Meet & Greet 01476 855618  
 Peterborough Meet & Greet 01733 788888  
 A1 Meet & Greet Stoke Rochford

office@mooresestateagents.com

## Follow us for Property Updates

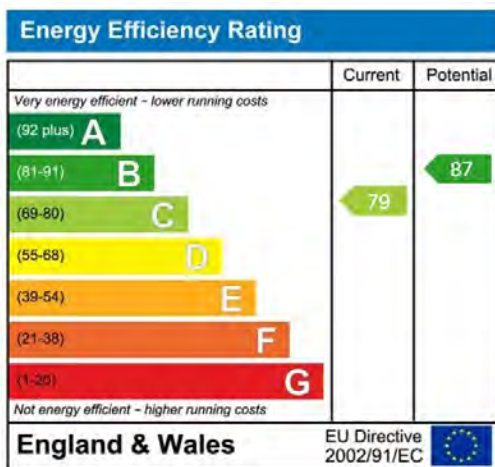


@mooresestateagents



@mooresestateagents

## EPC RATING



[www.mooresestateagents.com](http://www.mooresestateagents.com)

## Click the images below to view our Area Minute Guides



Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.