

The #1 Agent in the area bringing London & out of area buyers to your door



- Unique Character Property
- Walking Distance To Town Centre
- Large Plot With Garaging
- Private Mature Gardens
- Three Reception Rooms
- Four Bedrooms, Two Bathrooms
- Well Presented Throughout
- Popular Area Of Town



## Beacon Lane, Grantham, NG31 9DL

Rare opportunity to purchase this beautiful 'Arts & Crafts' house. A unique character family home a short walk from the town centre, positioned on a generous plot with mature South-facing private gardens, large driveway and double garaging.

The traditional property has an interesting history, still offering a wealth of charming original features throughout. The gorgeous accommodation comprises an entrance porch opening into a feature hallway, study, dual aspect sitting room with double doors onto garden terrace, living room with two sets of double doors onto veranda, character breakfast kitchen / diner with a separate utility room and cloakroom.

The first floor offers a lovely bright landing area, with two large double bedrooms to the rear enjoying views over the garden, third double bedroom to the front aspect with an ensuite shower room, fourth smaller bedroom to the front and main family bathroom. There is a substantial loft accessible via a 'drop-down' ladder from this landing.

To the front, the property offers a large driveway providing off-road parking for multiple vehicles and double garaging. A side gate leads to the large rear garden which has been landscaped to offer mature hedging and trees to the borders to maintain privacy, a spacious area of lawn, summerhouse and patio area to enjoy outdoor dining and entertaining.

The property is well-positioned in short walking distance of the town centre (while in the opposite direction it is mere minutes from the fields & countryside) with a variety of amenities, particularly the train station which provides mainline trains to London in approximately one hour. The town also offers several popular education options, including the well-regarded Kings Grammar & Kesteven Girls Grammar Schools - both, also within easy walking distance - as well as the Grantham Prep International School.



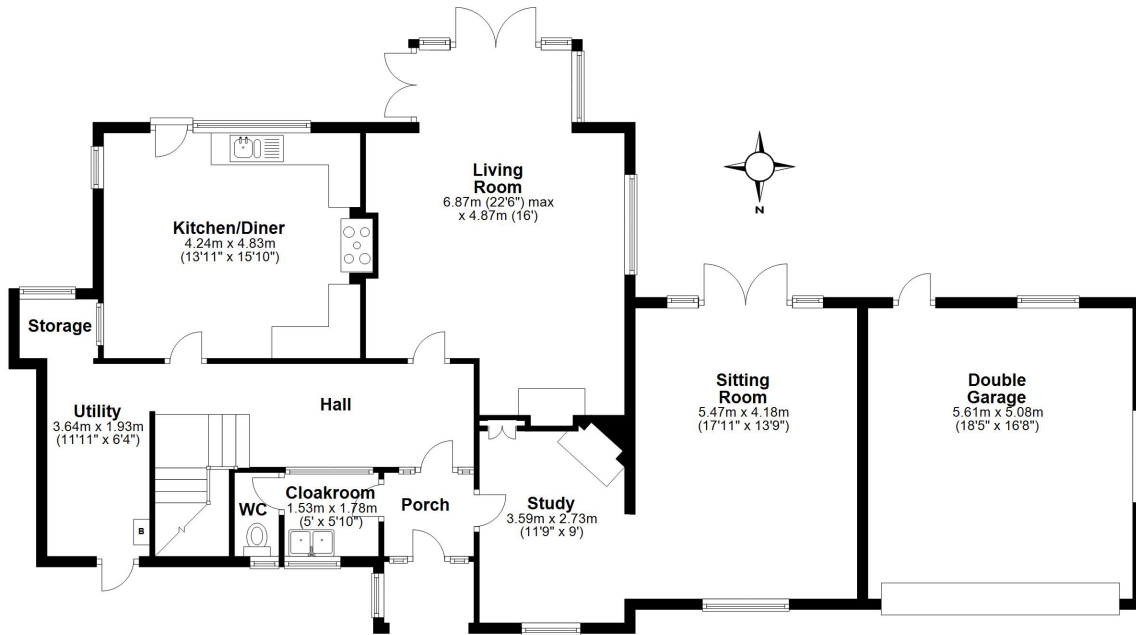




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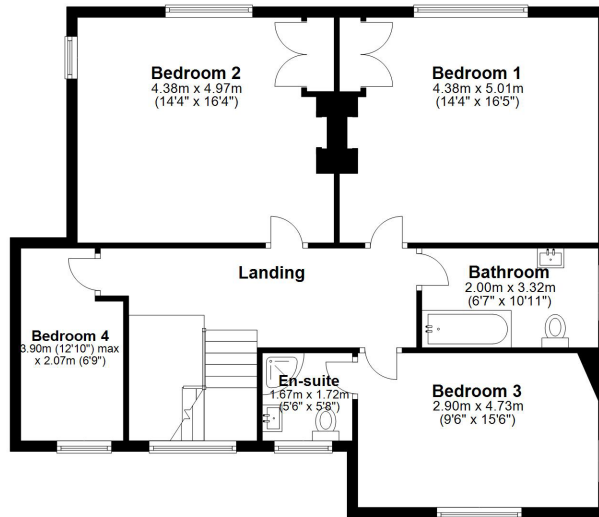
### Ground Floor

Approx. 146.8 sq. metres (1580.2 sq. feet)



### First Floor

Approx. 89.2 sq. metres (960.0 sq. feet)



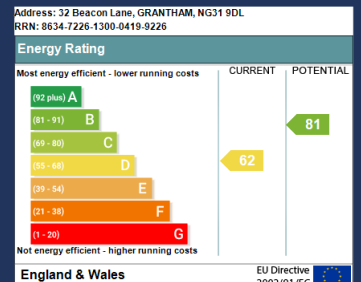
Total area: approx. 236.0 sq. metres (2540.2 sq. feet)

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.

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