



Mill Lane, Croxton Kerrial

Tucked away in a quiet cul-de-sac in the desirable village of Croxton Kerrial, this delightful three-bedroom detached home strikes the perfect balance between modern comfort and countryside charm.



FEATURES

- Detached Family Home
- Open-Plan Dining/breakfast Room
- Three Comfortable Bedrooms
- Enclosed Rear Garden
- Off Road Parking & Garage



ACCOMMODATION

On the ground floor, a bright and spacious living room provides a cosy retreat, while the open-plan kitchen and breakfast room to the rear is perfectly suited for everyday dining and entertaining.

French doors lead directly out to the garden, creating a seamless flow between indoor and outdoor spaces — ideal for summer gatherings. A handy downstairs WC adds extra convenience.

Upstairs, there are three well-proportioned bedrooms, including a generous main bedroom complete with a built-in wardrobe, offering excellent storage. The second is a comfortable double room, while the third makes an ideal guest room or home office. A modern family bathroom completes the first floor.

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EXTERNAL

The property also benefits from an attached garage and private driveway, offering ample parking and useful storage. Both the front and rear gardens are neatly maintained, offering peaceful spots to relax and enjoy the outdoors.

Set within the sought-after village of Croxton Kerrial — known for its strong sense of community, scenic countryside walks, and excellent access to both Grantham and Melton Mowbray — this is a fantastic opportunity to enjoy rural living.



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Mill Lane, NG32

Approximate Area = 926 sq ft / 86 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1074 sq ft / 99.7 sq m

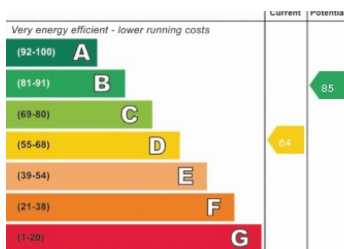
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for Moores Estate Agents. REF: 1276429



EPC RATING



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