



## **Blackberry Lodge, Ingoldsby**

A substantial bungalow which has recently undergone extension and renovation to now offer spacious, versatile living with a quality finish and fittings throughout.

### **FEATURES**

- Self-Contained Annexe
- Extensive Grounds
- Triple Garage and Summer House
- Solar panels
- Off Road Parking
- Potential for Future Development







## ACCOMMODATION

Set back from the road down a sweeping gravel driveway, this property offers spacious, versatile living in grounds approaching 1 acre. The main home features a large living kitchen with dining area, a sitting room with inset multifuel stove and a 2nd reception room (currently used as a study/music room) with a Clearview 650 multifuel stove.

There are 4 double bedrooms and 3 bathrooms. The master bedroom is fitted with a range of Sharps fitted furniture and has a large ensuite. The 2nd bedroom and ensuite are of a similar size and this bedroom has a bespoke, craftsman-made fitted wardrobe. The utility room has underfloor heating, making it ideal for drying laundry and access to a fully boarded loft. The adjacent boot room also has a hanging rail for coats. There is an oversized triple garage and plenty of parking. There is now oil-fired central heating and the 15 owned solar panels provide plenty of free electricity plus a return via a feed-in tariff.

A single-storey annexe and brick-built heated summerhouse were added in 2009. The annexe, which has underfloor heating throughout, has both its own front door and connectivity to the main house. It has an open plan living/dining area with a dual aspect view of the garden, a fitted kitchen with built-in oven and Smeg hob and a bedroom with a range of fitted furniture by Hammonds with an ensuite shower room with a tiled floor. The rest of the flooring is laminate by Quickstep, as are parts of the main house.

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## EXTERNAL

The peaceful wrap-around gardens, which aren't overlooked, are a feature of the property and include flower borders, mature trees and plenty of places to relax. The property is screened from the road by mature cherry and silver birch trees. The spacious grounds would suit anyone looking to embrace a 'grow your own' lifestyle. In the back garden are fruit trees and area used to grow vegetables with triple composting bins. The current owners keep chickens within a large run, which they may be happy to leave if required. Due to the size of the grounds, there may be potential for further development, STPP. The brick-built, fully insulated summer house is ideal for use all year round and has power, lighting and thermostatically controlled electric heating. The oversized triple garage has plenty of space for a workshop within and a fully boarded loft for extra storage. It was constructed with a double skin, so provides the ideal dry environment for the motor enthusiast. It would be easy to convert to extra accommodation SSTP. There is an abundance of parking space with plenty of room for a caravan or motorhome if required.

Nestled in the peaceful village of Ingoldsby, Blackberry Lodge presents a rare opportunity to enjoy tranquil country living. From the village, there are woodland and farmland walks through lovely, varied countryside. There is a good village primary school and reputable secondary school options, including grammar schools for both boys and girls. There are local amenities in Corby Glen and the market towns of Grantham, Bourne, Sleaford and Stamford are all within an easy distance. Grantham Station (7 miles) provides direct trains to London (Kings Cross) with a journey time of around 1 hour, making commuting a popular and realistic proposition.

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# Blackberry Lodge, Main Street, Ingoldsby, Grantham, NG33

Approximate Area = 1769 sq ft / 164.3 sq m (excludes store)

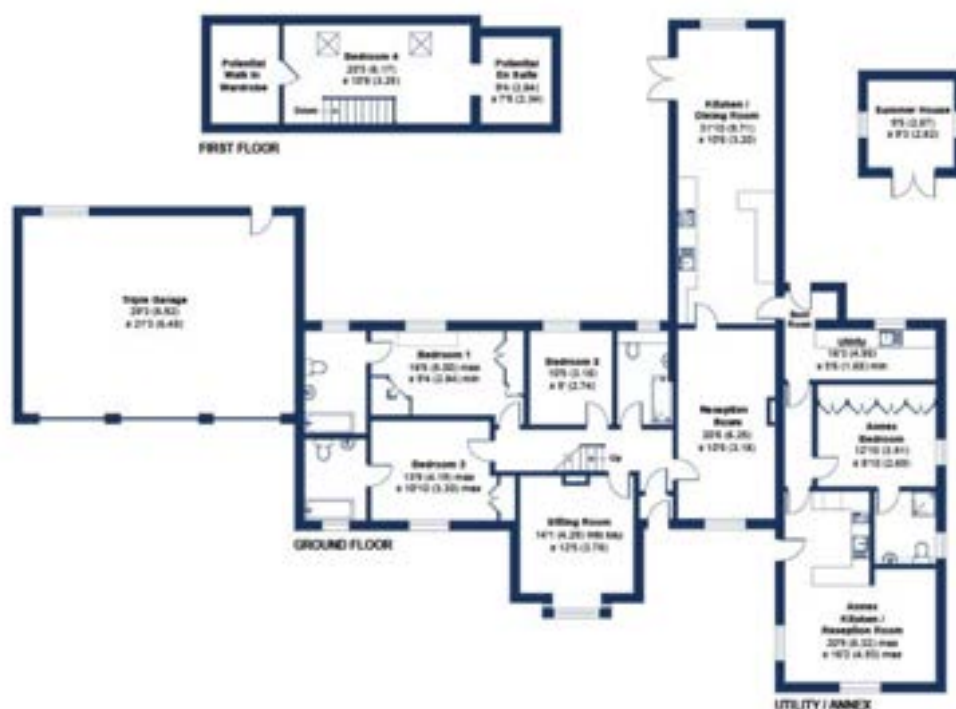
Garage = 625 sq ft / 58.1 sq m

Utility / Annex = 646 sq ft / 60 sq m

Summer House = 88 sq ft / 8.1 sq m

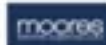
Total = 3128 sq ft / 290.5 sq m

For identification only - Not to scale

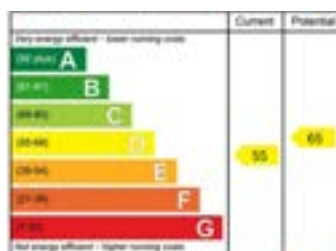


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Moores Estate Agents. REF: 1280194

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## EPC RATING



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