



## Brunel Avenue, Colsterworth

Positioned at the end of a peaceful cul-de-sac within the sought-after village of Colsterworth, this impressive four-bedroom detached home offers spacious, stylish accommodation ideal for family living.

### FEATURES

- Spacious four-bedroom detached family home
- Contemporary open-plan kitchen and dining room
- Main bedroom with stylish en-suite shower room.
- Three further generous double bedrooms
- Large driveway with parking for multiple vehicles leading to an integral single garage.
- Beautifully maintained west-facing rear garden







## ACCOMMODATION

Upon entering, you step into a welcoming hallway with a convenient cloakroom to one side. The bay-fronted lounge offers a comfortable and relaxing space, while the stylish open-plan kitchen and dining area forms the hub of the home. This modern kitchen is fitted with sleek units and integrated appliances, with plenty of space for dining and a sitting area perfect for family life. French doors lead out to the rear garden, and there is also internal access to the spacious integral garage, adding to the practicality of the ground floor.

Upstairs, the landing leads to four generous bedrooms. The main bedroom enjoys the benefit of its own stylish en-suite shower room, while the remaining three double bedrooms are served by a modern family bathroom complete with a bath and separate shower, finished with contemporary tiling.

To book a viewing call our area experts

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

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](mailto:office@mooresestateagents.com)





## EXTERNAL

At the front, there is a large driveway providing parking for multiple vehicles and leading to the integral single garage. The west-facing rear garden is beautifully maintained and has been thoughtfully divided into two areas with established flower borders, creating a private outdoor haven for relaxing and socialising.

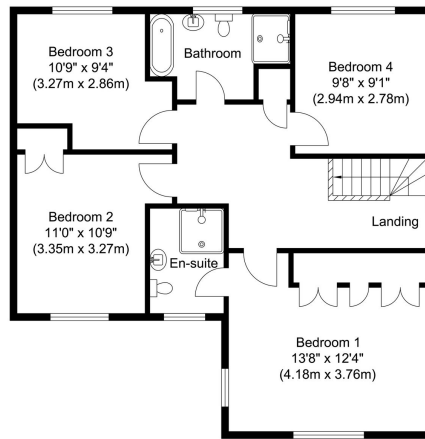


Colsterworth is a thriving village offering a range of local amenities including a primary school, village store, doctors' surgery, and a pub, alongside good community facilities. The village is well placed for easy access to the A1, with Grantham, Melton Mowbray and Stamford both a short drive away. For commuters, Grantham train station provides fast rail links to London Kings Cross, making this an ideal location for families and professionals alike.

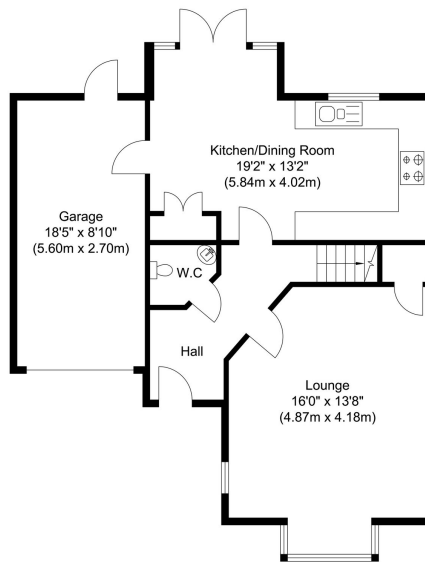
To book a viewing call our area experts

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

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](mailto:office@mooresestateagents.com)



First Floor  
Approximate Floor Area  
697.93 sq. ft  
( 64.84 sq. m)



Ground Floor  
Approximate Floor Area  
721.28 sq. ft  
( 67.01 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale

## EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	81	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## To book a viewing call our area experts:

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	

## Follow us for Property Updates



@mooresestateagents



@mooresestatepropertyhub

For short, informative videos on our areas, please click here: <https://mooresestateagents.com/minute-guides/>

Moore V Ltd trading as Moore's 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 Moore's 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 Moore's 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.