



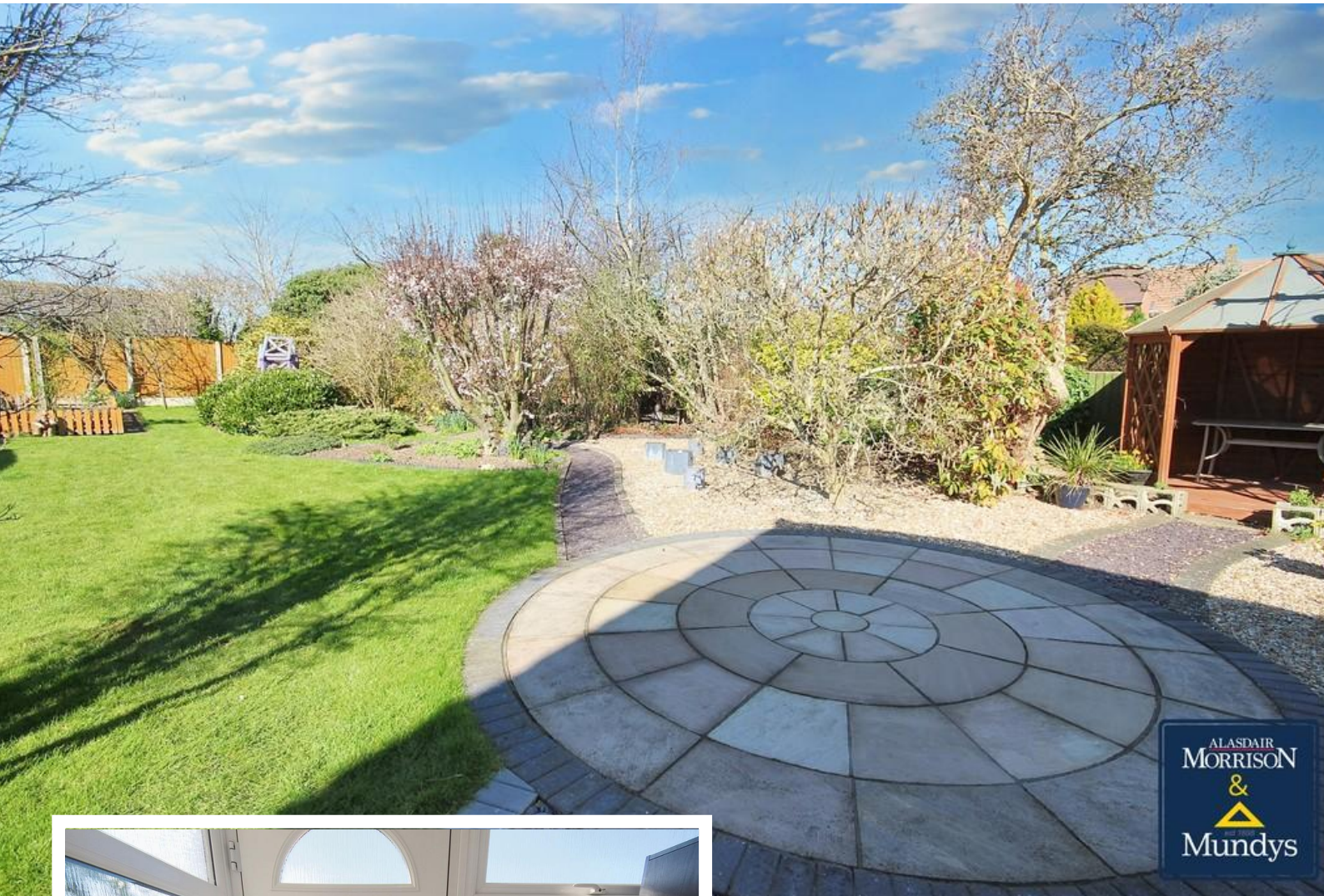
## 5 Burgin Close, Foston, NG32 2JY

**Offers in Excess of  
£350,000**

Tucked away in a peaceful cul-de-sac, this extended family home boasts generous, beautifully landscaped gardens and versatile living space. The accommodation begins with a porch leading into a welcoming entrance hallway, featuring stylish half-height paneling. At the front of the home, the bright living room enjoys a sunny aspect, while the dining room and well appointed kitchen, fitted with classic shaker style units, provide the perfect space for family meals. A third reception room opens onto the rear garden, offering flexibility as a hobby room, study, or additional lounge. A side lobby provides access to the garden and a convenient WC. Upstairs, there are four well proportioned bedrooms, with the master benefiting from fitted wardrobes. The four piece family bathroom includes both a bath and a separate shower cubicle. Outside, the block paved driveway leads to an integral garage with an electric door, while the meticulously landscaped gardens offer multiple areas of interest, creating a tranquil and private outdoor retreat.







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#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - South Kesteven District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Foston is a charming rural village that combines peaceful countryside living with easy access to the nearby towns of Grantham and Newark. Rich in history and bordered to the south by the A1, the village offers convenient transport links, including a bus service to Grantham.



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Families benefit from being within the catchment area for prestigious grammar schools and popular primary schools, with dedicated transport available. The village hall serves as a vibrant social hub, hosting a range of events and meetings, while the Scout Hut provides a welcoming space for Scouts, Brownies, and Rainbows, fostering a strong sense of community.

### **PORCH**

With double glazed composite door, uPVC double glazed opaque windows to the front and side elevations and glazed windows and door leading to the entrance hall.

### **ENTRANCE HALL**

With stairs to the first floor landing, feature half panelling to walls, radiator and doors leading to the living room, kitchen and dining/family room.



### **LIVING ROOM**

With uPVC double glazed window to the front elevation, radiator, picture rail, wall light points and feature living flame gas fire suite.

### **DINING ROOM/FAMILY ROOM**

With uPVC double glazed window to the rear elevation, radiator and feature fire surround with hearth.

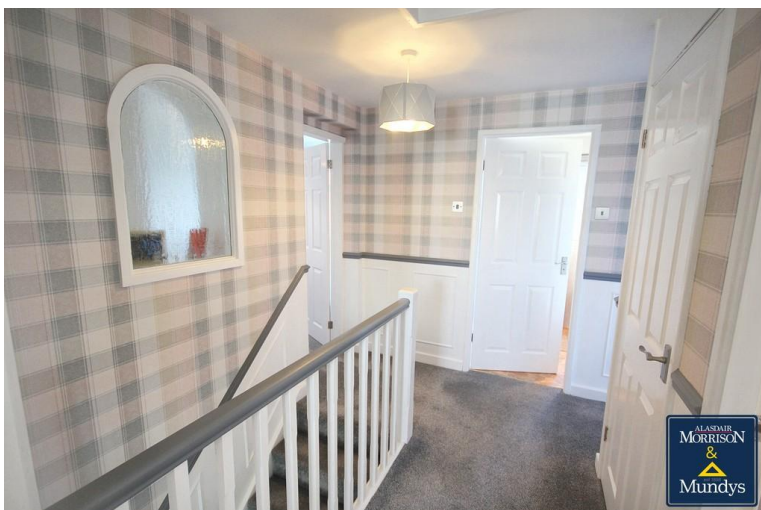


### **KITCHEN**

Fitted with a range of Shaker style wall and base units with a work surface incorporating a one and a half bowl sink unit with a stainless steel mixer tap, under counter spaces for a washing machine, dishwasher and fridge, fitted ceramic hob and double oven, under stairs storage cupboard, tiled flooring, tiled splash-backs, plinth heater, uPVC double glazed window to the rear elevation and doors to a side entrance and to the hobby room/study.

### **HOBBY ROOM/STUDY**

With uPVC double glazed window to the side elevation, uPVC double glazed French doors onto the rear garden and radiator.







## SIDE ENTRANCE

With uPVC double glazed window and double glazed composite door to the side and a door to the downstairs WC.

## WC

With low level WC and uPVC double glazed opaque window to the side elevation.

## FIRST FLOOR LANDING

Access to the loft, feature half panelling to walls and doors to four bedrooms, bathroom and a built-in airing cupboard with shelving and radiator.

## BATHROOM

Fitted with a white four piece suite comprising a panelled bath, wash hand basin set within a vanity unit, low level WC and separate shower cubicle with mains fed shower, tiled splash-backs, radiator, chrome heated towel rail, inset spotlights and uPVC double glazed opaque window to the rear elevation.



## MASTER BEDROOM

With uPVC double glazed window to the front elevation, radiator and a range of built-in wardrobes and dressing table.

## BEDROOM TWO

With uPVC double glazed window to the rear elevation and radiator.

## BEDROOM THREE

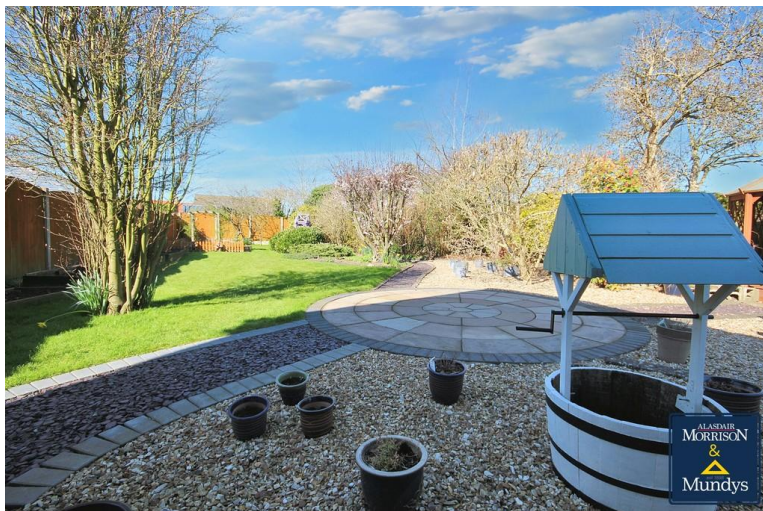
With uPVC double glazed window to the rear elevation, radiator and an opaque glazed arched internal window.

## BEDROOM FOUR

With uPVC double glazed window to the front elevation, radiator and built-in storage cupboard with shelving.







## OUTSIDE

To the front is a block paved driveway providing off road parking and giving access to the garage and a lawned area to the side with borders for plants and shrubs and gated access to the side.

To the rear is a generous landscaped garden with block paved patios, gravelled areas, lawn, sheds, pond and established trees and shrubs.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

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### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

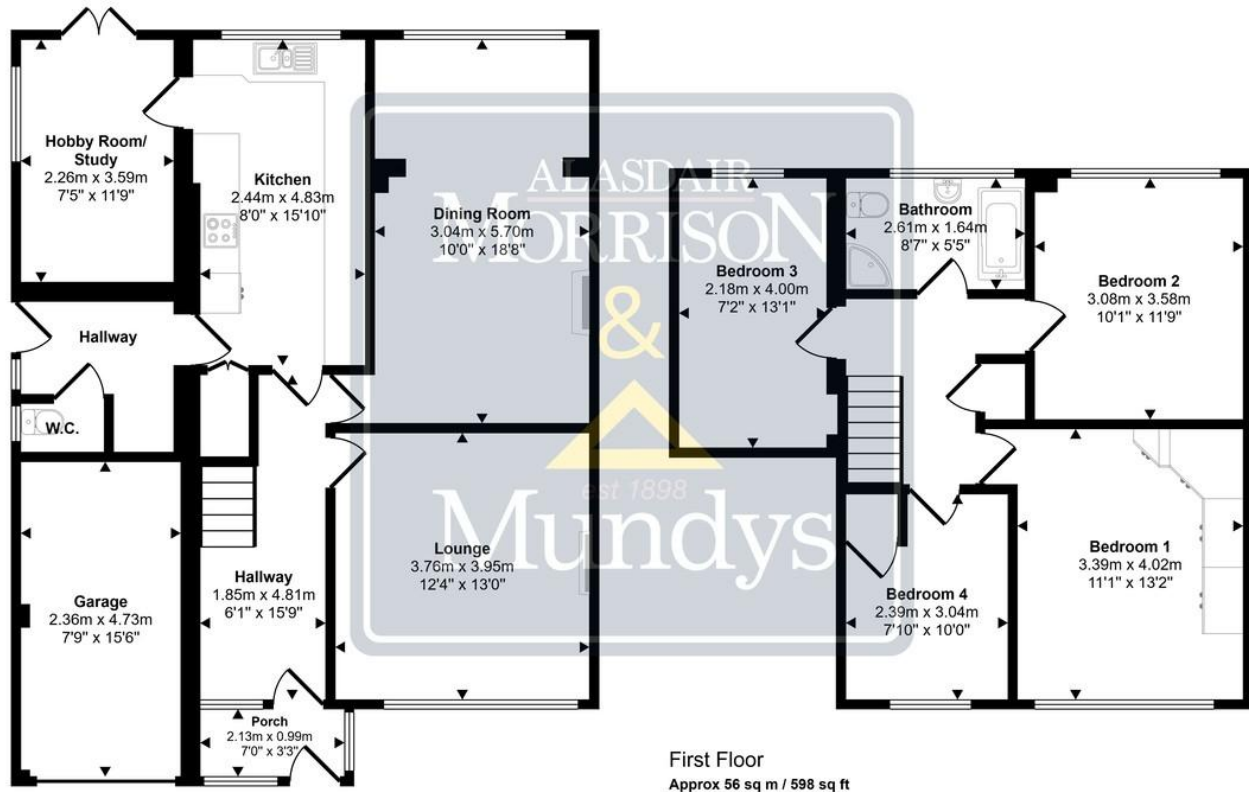
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Approx Gross Internal Area  
144 sq m / 1545 sq ft



**Ground Floor**  
Approx 88 sq m / 948 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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