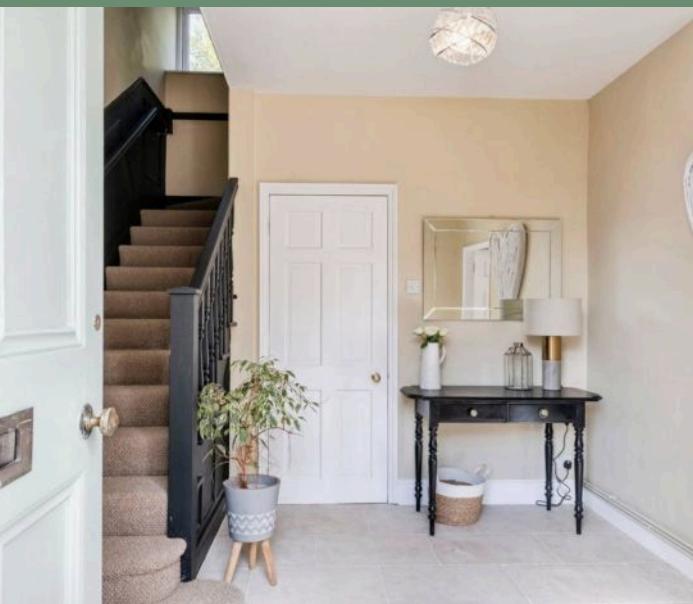




57 High Street, Colsterworth

Grantham



## Key features

- Substantial 5 Bedroom Detached Family Home
- Updated Kitchen with Quartz Worktops and Premium Appliances
- Modern Underfloor Heating in Most of the Ground Floor
- Grade II Listed & Full of Character Charm
- Sympathetically Updated to a High Quality Honouring the Buildings Heritage
- Large Landscaped Garden
- Ample Off Road Parking
- Full Planning Permission to Create a Self Contained 1 Bedroom Annexe - Ref - S23/2309
- Great Village for Commuters & Community
- Chain Free

Nestled within the sought-after village, this substantial 5/6-bedroom detached family home exudes charm and character at every turn. Stepping inside, you are greeted by an updated kitchen boasting quartz worktops and premium appliances, seamlessly blending style and function. The large dining room provides an ideal space for entertaining guests, while modern underfloor heating on most of the ground floor ensures energy efficiency without compromising on comfort. This Grade II listed property has been sympathetically updated to a high standard, honouring its heritage, with a great-sized historic cellar adding a touch of uniqueness. The property also offers a large landscaped garden, perfect for enjoying the outdoors, and ample off-road parking for convenience. Furthermore, with full planning permission in place to create a self-contained 1-bedroom annexe, the possibilities are endless for customisation and expansion. Chain-free, this home is a sanctuary unto itself, offering a blend of history and modern amenities for a truly unique living experience.

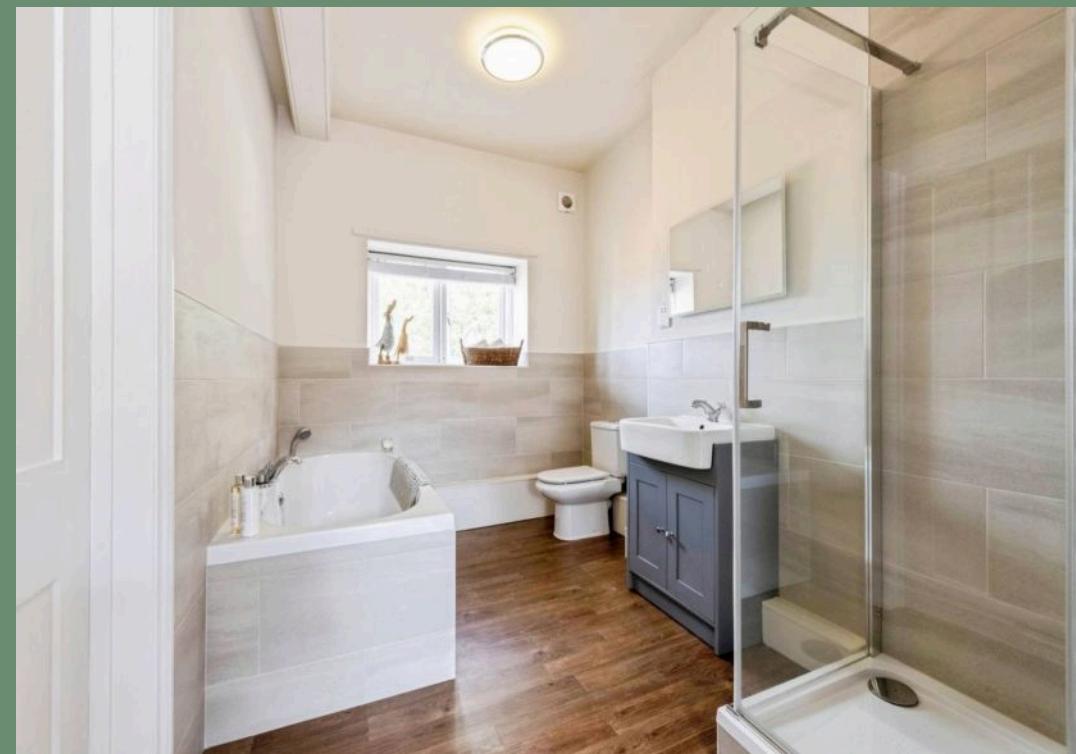




Outside, the property boasts a tranquil backdrop of lush greenery in its large landscaped garden, providing a peaceful escape from the hustle and bustle of daily life. The ample off-road parking adds a touch of practicality, perfect for accommodating multiple vehicles. With the full planning permission available to create a self-contained annexe, the outdoor space offers potential for expansion and personalisation, catering to the diverse needs of any homeowner. Situated in a great village for commuters and community-driven individuals, this property not only offers a luxurious living space but also a vibrant lifestyle opportunity. Experience the perfect blend of historical charm, modern comforts, and spacious outdoor living in this enchanting property that is sure to captivate those seeking a unique and prestigious residence in a sought-after location.

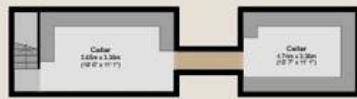
**IMPORTANT:**

Property details are provided in good faith but may change and should not be taken as a complete or guaranteed description. While we aim for accuracy, all information must be independently checked and does not form part of any contract. Measurements are approximate, services and appliances have not been tested, and images or floorplans are for guidance only. Buyers should verify permissions, consents, and any other matters with their own advisers.





# 57 High Street, Colsterworth, NG33 5HZ



## Basement

Floor area 41.0 sq.m. (441 sq.ft.)



## Ground Floor

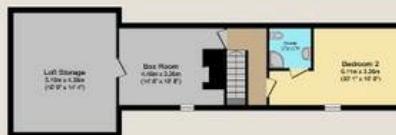
Floor area 202.2 sq.m. (2,177 sq.ft.)



## First Floor

Floor area 116.0 sq.m. (1,249 sq.ft.)

Total floor area: 422.5 sq.m. (4,548 sq.ft.)



## Second Floor

Floor area 63.3 sq.m. (681 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)