



**SEWSTERN, GRANTHAM**

**Asking Price Of £550,000**

**Four Bedrooms**

**Freehold**

**CHAIN FREE**

**DOWNSTAIRS WC**

**LARGE SOUTH FACING GARDEN**

**GOOD COMMUTER LINKS**

**GARAGE AND DRIVEWAY**

**HOME OFFICE/STUDY**

**GOOD SCHOOLS NEARBY**

**VILLAGE LOCATION**

**COUNCIL TAX BAND F**

**01664 566258**

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This charming, detached, four-bedroom house occupies a generous plot in the rural setting of Sewstern village. The village has a thriving community with a lively local pub, The Blue Dog, and an active village hall, surrounded by rolling countryside. Conveniently located for major road links, including the A1 Motorway and Grantham's main line train station offering direct access to London St Pancras in just over 60 minutes. The neighbouring village of Buckminster has an Ofsted-rated 'Good' primary school, with outstanding secondary options in Melton Mowbray, Stamford, and Grantham.



The accommodation on offer comprises: spacious entrance hall, cloakroom, store room, study, lounge diner and breakfast kitchen to the ground floor. The main bedroom boasts its own dressing room and en-suite; three further bedrooms and a family bathroom completes the first floor. Outside, the property benefits from ample off-road parking, double garage and a well-established, landscaped, south-facing rear garden.

**ENTRANCE HALL** Spacious entrance hall having stairs rising to the first-floor, galleried landing, alarm control box, under stairs storage space, radiator, carpet flooring and double glass doors off to the sitting room.

**LOUNGE** 20' 11" x 13' 11" (6.38m x 4.25m) Nicely proportioned and having two sets of French doors to the rear patio, which allow plenty of natural light to fill the room, two radiators, Victorian style fireplace with gas fire, TV aerial point and laminate wood flooring continuing through to the dining room.

**DINING ROOM** 10' 11" x 10' 0" (3.35m x 3.06m) Having a large window to the front aspect, radiator and laminate wood flooring.

**KITCHEN/BREAKFAST ROOM** 13' 1" x 17' 10" (4.0m x 5.46m) Spacious kitchen diner fitted with oak wall, base and drawer units with under lighting topped with granite work surfaces, under mount sinks with mixer tap over, Smeg freestanding range cooker with a five ring gas hob and extractor hood over. Integrated appliances comprise fridge freezer and dishwasher, utility cupboard housing the central heating boiler and plumbing for a washing machine. Dual aspect windows to the rear and side aspects, external door to the side, LED lighting, radiator and Limestone tiled flooring.

**STUDY/HOME OFFICE** 10' 11" x 8' 0" (3.35m x 2.44m) Useful room which could be used as a further bedroom, having a window to the side aspect, radiator, TV aerial point, and carpet flooring.

**CLOAKROOM** 2' 9" x 7' 8" (0.85m x 2.36m) Comprising low flush WC and wash hand basin, radiator and carpet flooring.

**STORE ROOM** 3' 9" x 7' 10" (1.15m x 2.39m) A useful storage room with shelving and internal door giving access to the garage.

**LANDING** Taking the stairs to the first floor galleried landing having a large window to the front aspect, radiator and access hatch to the boarded loft space with lighting.

**BEDROOM ONE** 13' 1" x 13' 11" (3.99m x 4.26m) This generously-sized double bedroom having French doors allowing you to step onto the charming Juliet balcony and enjoy views of the garden. Radiator, TV aerial point, carpet flooring and door to the dressing room.

**DRESSING ROOM** 5' 0" x 10' 0" (1.53m x 3.06m) Having electric sockets, shelving and radiator with door through to the ensuite.

**ENSUITE** 5' 5" x 10' 0" (1.67m x 3.06m) Comprising of a low-flush WC, vanity unit, wash hand basin and double shower cubicle. Obscure glazed window, shelving for towels, electric shaver socket and tiled flooring.

**BEDROOM TWO** 13' 1" x 13' 11" (3.99m x 4.26m) Another generous double bedroom. French doors allow you to step onto the charming Juliet balcony and enjoy views of the garden. Having a radiator, TV aerial point and carpet flooring.

**BEDROOM THREE** 13' 1" x 10' 4" (3.99m x 3.16m) Having a window to the rear aspect, radiator and carpet flooring.

**BEDROOM FOUR** 10' 11" x 7' 11" (3.35m x 2.43m) Having a window to the side aspect, radiator and carpet flooring.

**BATHROOM** 7' 9" x 7' 8" (2.38m x 2.34m) Comprising a corner bath with shower riser over, low flush WC and a pedestal wash hand basin. High-level glazed window, radiator, electric shaver point and carpet flooring.

**FRONT ASPECT** Having a block paved drive providing ample off-road parking and access to the garage, double gates giving vehicular access to the side of the house.

**DOUBLE GARAGE** 18' 9" x 17' 4" (5.73m x 5.3m) Having an up-and-over door, power and light connected, personnel door to the rear. Loft space above measuring 5.38m x 3.48m.

**REAR GARDEN** This generous, south-facing, garden having patio seating areas adjacent to the house, one with a pergola adorned with grape vines, garden taps, one being midway through the garden, electric sockets, formal lawns with flower and shrub borders, an array of mature trees including a large yew tree and ash trees, and fruit trees of plum, apple, pear and cherry. The extended wild flower garden is lovely and private and has a decked seating area where you can unwind listening to the sounds of the many birds.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		