



Connells

Swallows Rise Main Street
Stroxtan Grantham



Property Description

An impressive four bedroom detached residence situated within the beautiful and quaint village of Stroxton being offered to the market with NO ONWARD CHAIN. Internally, the accommodation briefly comprises of a Reception Hall, Lounge, Kitchen, Utility, Dining Room, Garden Room, Office/Study, First Floor Landing, Master Bedroom with En-Suite & Dressing Area/Lobby, Guest Bedroom with En-Suite, Two Further Bedrooms and a Family Bathroom. Externally, the gardens wrap around three sides with the rear garden being westerly facing & having a high degree of privacy, allowing you to enjoy the sounds and countryside surroundings. In addition, the property also has ample off road parking leading up to the double garage.

Agents View

This impressive detached stone residence is located just to the south of Grantham, in a peaceful and rural position. The unique layout extends to over 2200 ft.² of flexible living space which can only be fully appreciated via an internal inspection.

Location

The A1 is conveniently a mile away from the beautiful village of Stroxton which gives access to the North, south and Midlands. There are various local primary schools in the district and two excellent highly regarded Grammar schools for boys and girls in nearby Grantham. Additionally, fast trains to London are available in just over an hour from

Grantham station.

Ground Floor

Reception Hall

Lounge

23' x 13' (7.01m x 3.96m)

Kitchen

18' x 9' (5.49m x 2.74m)

Utility Room

6' x 5' 10" (1.83m x 1.78m)

Dining Room

12' x 11' (3.66m x 3.35m)

Garden / Living Room

12' 7" x 12' (3.84m x 3.66m)

Study

12' 6" x 8' 4" (3.81m x 2.54m)

Cloakroom

First Floor

Landing

Bedroom One

17' 1" x 13' 1" (5.21m x 3.99m)

Ensuite

Bedroom Two

12' 7" x 11' 11" (3.84m x 3.63m)

Ensuite

Bedroom Three

12' 6" x 8' 9" (3.81m x 2.67m)

Bedroom Four

11' x 9' (3.35m x 2.74m)

Family Bathroom

Externally

Integral Garage

20' x 19' 4" (6.10m x 5.89m)

Front Garden

Rear Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: E

view this property online connells.co.uk/Property/GRM308340

Tenure: Freehold



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