

## Swallows Rise Main Street Stroxton Grantham

# Connells

### Swallows Rise Main Street Stroxton Grantham NG33 5DA



#### **Property Description**

An impressive four bedroom detached residence situated within the beautiful and quaint village of Stroxon 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.<sup>2</sup> 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





<b>First</b>	Floor
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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** 

Integral Garage	
20' x 19' 4" ( 6.10m x 5.89m )	
Front Garden	
Rear Garden	

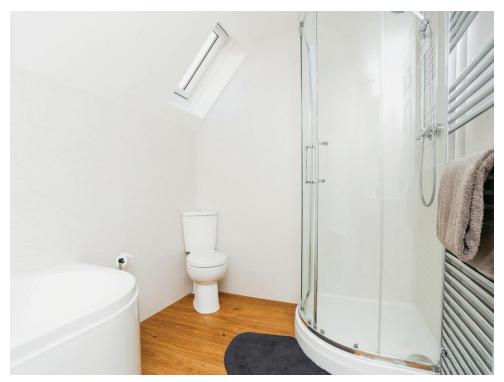
Externally

















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To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold





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