



Connells

. The Willows
Little Humby Grantham



Property Description

The Willows is a deceptively spacious, detached family home and offering six bedrooms over two floors and a versatile layout that would suit a variety of modern families, including the provision for multi-generational living. The house is well presented inside and out, with attractive landscaping and the contemporary, farmhouse-inspired interiors featuring characterful additions such as a brick inglenook-style fireplace with wood-burning stove and a garden room with a vaulted ceiling.

The substantial accommodation offers over 3300 sq ft of living space, with the house extending a long way back from the front elevations. Internally the bedrooms and living spaces are arranged separately, with the reception rooms at the rear. The generously sized sitting room and separate dining room are connected by double doors to create one large entertaining space, while the kitchen is open plan to the garden room, which has lovely views over the garden, with a larger than average utility room next door. The four ground floor large double bedrooms are spacious and bright, including a bedroom with en suite, plus two separate family bath/shower rooms.

Upstairs the accommodation comprises two further very large bedrooms one with en suite and built in storage and another currently used as a games room, a good sized landing could be used as a study/office area, this floor would also be ideal for grandparents or older children.

Ground Floor

Entrance Porch

Hallway

Lounge

23' 11" x 19' 10" (7.29m x 6.05m)

Dining Room

15' 2" x 10' 9" (4.62m x 3.28m)

Kitchen

19' 11" x 13' 11" (6.07m x 4.24m)

Utility Room

11' 11" x 11' 10" (3.63m x 3.61m)

Garden Room

15' 3" x 13' 9" (4.65m x 4.19m)

Bedroom Two

15' x 11' 11" (4.57m x 3.63m)

Ensuite

Bedroom Three

11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom Four

12' 4" x 10' 7" (3.76m x 3.23m)

Bedroom Five

12' 9" x 7' 10" (3.89m x 2.39m)

Bathroom

Shower Room

First Floor

Master Bedroom

27' 6" x 14' 8" (8.38m x 4.47m)

Ensuite

Bedroom Six

20' 11" x 14' 8" (6.38m x 4.47m)

Outside

There is ample parking to the front of The Willows, on a good-size gravel driveway bordered by trees and shrubs which give the house excellent kerb appeal. A detached double garage, with inspection pit, provides additional parking and storage, with the space between the house and garage forming a small courtyard. The majority of the outside space is situated to the rear, approx 0.4 of an acre, where there is a vast lawned garden enclosed by a mix of wooden panel fencing and post and rail; the latter affording views over the open countryside to the rear. At the end of the garden, a double stable block is currently used for storage but could offer potential for keeping ponies, sheep or chickens.

Location

Little Humby is an attractive hamlet amid undulating countryside, which is on the current Stamford Endowed Schools bus route, also with services to Grantham's boys and girls grammar schools, the Girls' Grammar School was recently Ofsted rated Outstanding September 2023.

It lies approximately seven miles southeast of Grantham, with cinema and theatre and high street shopping along with the mainline rail services to London Kings Cross from just over an hour. Just a mile and a half from Ropsley, with its Post Office, primary school and public

house.

The larger towns of Grantham, Stamford and Peterborough offer both superstore and High Street shopping. There are many excellent leisure facilities locally including cinema, theatres and sports facilities plus good access to equestrian pursuits and plenty of countryside walks from the property.

There are golf courses nearby at Stoke Rochford and Belton Park (8 miles), with Belton House, a National Trust property near it too.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Tenure: Freehold

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