



**Connells**

Woolsthorpe Road  
Woolsthorpe By Colsterworth Grantham



## Property Description

This is a rare opportunity to purchase a home in one of South Lincolnshire's most desirable villages-combining rich history, strong community spirit, and practical connectivity.

Set in the historic and sought-after village of Woolsthorpe-by-Colsterworth, this property offers the perfect balance of countryside living with excellent connections to nearby towns and transport links. Known as the birthplace of Sir Isaac Newton, the village enjoys a unique heritage while offering a warm and welcoming community feel.

Connells are delighted to bring to the market this well presented Four bedroom detached bungalow with a driveway and a double garage in a sought after location is not to be missed.

This bungalow comprises of entrance porch, entrance hall, utility /w.c, kitchen, dining room, lounge, bathroom, three good size bedrooms. To the first floor you will find a good size bedroom with access to storage space and a landing.

Externally, the front of the property offers a good size drive and a good size double garage. To the rear of the property there is a good size rear garden with mature trees and shrubs.

Viewings is highly recommended to fully appreciate this home! Call Connells today for more details and to arrange your viewing.

\*\* NO ONWARD CHAIN \*\*

## Ground Floor

### Entrance Porch

7' 4" x 7' ( 2.24m x 2.13m )

### Hallway

### Utility / W.C

9' 6" x 7' ( 2.90m x 2.13m )

With a wash hand basin and w.c.

### Kitchen

17' 5" x 7' 5" ( 5.31m x 2.26m )

Built in oven and fridge, radiator, range of wall and base units.

### Dining Room

11' 5" x 10' 5" ( 3.48m x 3.17m )

### Lounge

15' 5" x 12' 9" ( 4.70m x 3.89m )

With a bay window and patio doors, radiator.

### Bathroom

11' 5" x 6' 6" ( 3.48m x 1.98m )

With a bath, w.c, wash hand basin, shower.

### Bedroom Two

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

With bay window.

### **Bedroom Three**

12' 11" x 11' 11" ( 3.94m x 3.63m )

With a bay window.

### **Bedroom Four**

11' 11" x 11' 5" ( 3.63m x 3.48m )

With a bay window.

### **Inner Hall**

With a window, stairs leading to the first floor.

### **Landing**

With a door leading to the bedroom and storage cupboard.

### **Bedroom One**

12' 4" x 11' 5" ( 3.76m x 3.48m )

With a window.

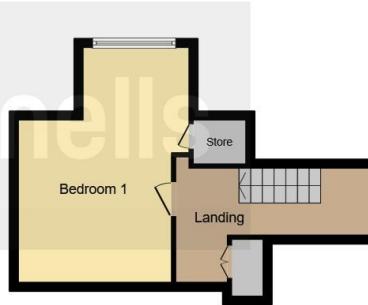




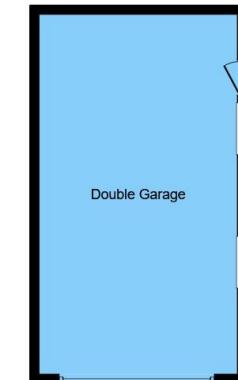




**Ground Floor**



**First Floor**



**Garage**

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](http://www.focalagent.com)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/GRM309238](http://connells.co.uk/Property/GRM309238)**

**directions to this property:**

\*A short distance from the A1, offering easy access north and south.

\*Nearby Grantham provides high-speed rail links to London in just over an hour.

EPC Rating: E Council Tax

Band: C Tenure: Freehold

\*Local primary school in Colsterworth, with secondary schooling in Grantham and surrounding areas.

\*Close to attractive countryside walks, including Woolsthorpe Manor and the landscapes.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: GRM309238 - 0008