



**Staples Court, Great Ponton, GRANTHAM NG33 5DZ**

**welcome to**

**Staples Court, Great Ponton, GRANTHAM**

NO CHAIN! Village located this stunning picturesque detached family home boasts extensive living accommodation, featuring five bedrooms, dressing room, two en-suites, family bathroom, double garage and gated access to a beautifully enclosed front. VIEWING ESSENTIAL to appreciate this stunning home.



### **Entrance Hall**

16' 3" max x 11' 5" ( 4.95m max x 3.48m )

Leading into the very spacious entrance hall through a part glazed door with two side panels the entrance hall has dark wood laminate flooring, radiator, coving to the ceiling, staggered staircase leading to the first floor landing and doorway taking you into a large cloakroom/cupboard.

### **Downstairs Cloakroom**

Irregular Shaped Room 8' 1" x 7' 3" ( 2.46m x 2.21m)

This triangular shaped room has a window to the rear aspect, low level WC, pedestal wash hand basin, picture rails to the walls, and a radiator.

### **Cupboard/boot Room**

8' 7" x 6' 7" ( 2.62m x 2.01m )

This irregular shaped cloaks cupboard is ideal for extra storage.

### **Lounge**

21' 8" x 15' 3" ( 6.60m x 4.65m )

Two double doors leads into this spacious lounge with a window to the front and side aspects, feature brick fireplace with a multifuel burner, two radiators, carpeted, coving to the ceiling, and wheelchair friendly access to the outside of the property.

### **Dining Room**

12' 8" x 9' 9" ( 3.86m x 2.97m )

Open plan room leading off the entrance hall with a window to the rear aspect, laminate flooring, and a radiator.

### **Office**

11' x 8' 9" ( 3.35m x 2.67m )

With a window to the rear aspect, a radiator and door leading into a spacious storage cupboard.

### **Family Room**

11' x 8' 9" ( 3.35m x 2.67m )

With a window to the rear aspect, a range of media points, laminate flooring and a radiator.

### **Breakfast Kitchen**

16' 11" x 12' 5" ( 5.16m x 3.78m )

With two windows overlooking the gardens to the front, the kitchen boasts a range of beech coloured units at both floor and eye level with a built in double electric oven, induction hob and extractor fan above, one and a half white ceramic sink with drainer and mixer tap, space for a dishwasher, fridge freezer and door leading into the utility room.

### **Utility Room**

8' 8" x 7' 9" ( 2.64m x 2.36m )

This good size utility room has a window to the rear aspect, fitted worktop with space for appliances below, stainless steel sink unit with drainer and door leading out to the rear garden.

### **First Floor Landing**

With open balustrade staircase, two radiators, door leading into a large walk in airing cupboard with shelving for storage and doors leading off to the bedrooms, shower room, family bathroom and another spacious cupboard with shelving for storage.

### **Master Bedroom**

21' 8" x 12' 11" ( 6.60m x 3.94m )

This spacious master bedroom has dual aspect windows to the front, rear and side aspects, wall lights, two radiators, laminate flooring and sloping ceilings to both sides (restricted head height).

### **Master Bedroom Ensuite**

With a window to the front aspect, bath, walk in shower, built in wash hand basin with cupboard below, low level WC, fully tiled, LVT flooring, heated towel rail and sloping ceilings (restricted head height).

### **Dressing Room**

8' 9" x 6' 9" ( 2.67m x 2.06m )

With a skylight window to the rear aspect and radiator.

### **Bedroom Two**

12' 11" x 10' 2" ( 3.94m x 3.10m )

With a window to the front aspect, sloping ceilings (restricted head height), this good sized bedroom has a built in single wardrobe, a radiator, hatch access to the loft and door leading to the ensuite.

### **Ensuite**

9' 2" x 8' 5" ( 2.79m x 2.57m )

With a window to the front aspect, sloping ceilings (restricted head height), shower cubicle, pedestal wash hand basin, low level WC, a radiator, laminate flooring and part tiling to the walls.

### **Bedroom Three**

13' x 8' 9" ( 3.96m x 2.67m )

With windows to the rear and side aspects, sloping ceilings (restricted head height), built in wardrobes, shelving to a wall and a radiator.

### **Bedroom Four**

11' x 8' 9" ( 3.35m x 2.67m )

With a window to the rear aspect, sloping ceilings (restricted head height), carpeted and a radiator.

### **Bedroom Five**

9' x 8' 9" ( 2.74m x 2.67m )

With a window to the rear aspect, sloping ceiling (restricted head height), built in wardrobe and a radiator.

### **Family Bathroom**

12' 8" x 8' 7" ( 3.86m x 2.62m )

With a window to the rear aspect, bath, shower cubicle, pedestal wash hand basin, low level WC, ceramic tiled flooring, part tiling to the walls and a heated towel rail

### **General Description Outside**

Approaching the property, there are some high-rise double wrought iron gates providing access to a blocked paved driveway for off-road parking for approximately three vehicles, also giving space for a caravan/motorhome, then leading to the attached double garage. The front garden has a feature circular lawn with surrounding gravel borders, flowerbeds, raised flower beds, mature shrubs, and the boundary of the garden being of a low wall and part laurel hedging. There is a beautiful side garden which has been decked ideal for outside dining. The gardens are to include two sheds a greenhouse.

The attached double garage has a window to the side aspect, the boiler and door leading out to the rear garden.



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## Staples Court, Great Ponton GRANTHAM

- Stone Build Detached Executive House
- Extensive downstairs living accommodation
- Five Bedrooms
- Family Bathroom and Two En-suites
- Attached Double Garage

Tenure: Freehold EPC Rating: D

offers in the region of

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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