



**Spring Lane, Colsterworth, Grantham NG33 5HN**

**welcome to**

**Spring Lane, Colsterworth, Grantham**

\*GUIDE PRICE £650,000 - £675,000\* - Stunning stone built executive detached house, on a large plot with countryside views. ECO friendly with sustainable heating system and underfloor heating. Immaculately presented throughout with six double bedrooms and versatile accommodation. VIEWING ESSENTIAL.



### **Entrance Hallway**

Access to the property is through a part glazed door into the Reception hall, with stone tiled flooring boasting underfloor heating. The hallway provides access to the downstairs cloakroom, lounge, dining area, kitchen, two study rooms, reception room 3 and stairs leading to the first floor landing. In addition there is a large 'walk in' boiler room perfect for storage and housing the heating control system.

### **Downstairs Cloakroom**

With a window to the front aspect, comprising of a low-level WC, pedestal sink and stone tiled flooring with underfloor heating.

### **Lounge**

25' 2" x 15' 2" ( 7.67m x 4.62m )

With windows to the side and rear, this dual aspect room allows a vast amount of natural light in and boasts countryside views. There is a multi fuel burner to the centre, coving to ceiling, stone flooring and benefitting from under floor heating.

### **Dining Area**

12' 1" x 13' ( 3.68m x 3.96m )

Facing the rear aspect, with an open archway to the kitchen there are patio doors exiting out onto a patio area, perfect for outdoor summer dining. In addition there is stone flooring and underfloor heating and coving to the ceiling.

### **Kitchen**

22' x 14' 5" ( 6.71m x 4.39m )

With a window to the rear aspect, there are range of bespoke fitted cream units to both the floor and eye level with grey worktops over. There is an Island/breakfast bar to the centre, a brick feature with an AGA (only to be included upon negotiation) an electric hob, oven, extractor hood, sink with mixer tap, and internal doors giving access to the utility room, reception room 3, and the entrance hallway.

### **Utility Room**

7' 6" x 4' 9" ( 2.29m x 1.45m )

with a range of cream units and grey worktops over there is plumbing for a washing machine, sink with mixer tap, window looking out to the rear aspect, also with a fuse board and back door leading out to the rear garden.



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### **Reception Room Three**

13' x 10' 8" ( 3.96m x 3.25m )

With a window to the front aspect, stone flooring with underfloor heating and coving to the ceiling.

### **Study**

8' 4" x 9' 1" ( 2.54m x 2.77m )

With a window to the side aspect, stone tiled flooring, and coving to the ceiling.

### **Boot Room/Study Two**

14' 5" x 9' 8" ( 4.39m x 2.95m )

Featuring stone tiled flooring with underfloor heating, and a back door.

### **First Floor Landing**

22' 7" x 14' 4" ( 6.88m x 4.37m )

Having a staircase rising to the first floor landing from the reception hall with carpets to the stairs and wooden effect laminate flooring to the landing. There is a smoke alarm, heated towel rail and doors giving access to all bedrooms, bathroom, shower room and boiler room.

### **Bedroom Two**

15' 1" x 15' ( 4.60m x 4.57m )

Having a window facing the rear aspect with open countryside views, and carpet.

### **Bedroom Three**

15' 4" x 14' 6" max ( 4.67m x 4.42m max )

With a window facing the front aspect with carpet.

### **Bedroom Four**

14' 4" x 15' max ( 4.37m x 4.57m max )

With a window facing the front aspect, and wooden effect laminate flooring.

### **Bedroom Five**

14' 4" max x 15' 1" ( 4.37m max x 4.60m )

With a window facing the rear aspect, and wooden effect laminate flooring.

### **Family Bathroom/Bedroom**

10' 9" x 10' 6" ( 3.28m x 3.20m )

Family bathroom or could be used as a further bedroom, having a window facing the side aspect, (with plumbing in preparation for a bathroom to be fitted).

### **Family Shower Room**

Having a double glazed window to the rear aspect, to the walls there are beige marble effect Travertine tiles. The shower room features a three-piece suite comprising of low-level WC, wash hand basin and rain shower. In addition there is also a chrome heated towel rail.

### **Second Floor Landing**

With a staircases rising up to the third storey, with a built-in storage cupboard and doors providing access to the master bedroom and bedroom six.

### **Master Bedroom**

19' 3" max x 15' 1" ( 5.87m max x 4.60m )

This proud master suite faces the rear aspect overlooking unspoilt countryside views and the River Witham, boasting a range of fitted wardrobes, carpet, a radiator and door providing access to the en-suite bathroom.

### **En-Suite Bathroom**

16' 1" x 10' max ( 4.90m x 3.05m max )

This three-piece suite offers a bath with shower hose integrated off the taps, wash hand basin and low-level WC. There are spotlights to the ceiling a window to the rear aspect and cream decorative tiles to the flooring.

### **Bedroom Six**

12' 3" x 14' 6" ( 3.73m x 4.42m )

With two skylights to the rear aspect and double fitted wardrobes, this bedroom has carpet tiled flooring, hatch access to the loft and a radiator.

### **General Description Outside**

Offering a detached double garage, driveway parking for up to six vehicles and outdoor lighting.

To the rear of the property, there is access via the side onto a patio area, this secluded garden is enclosed by a woodland overlooking open field countryside views and the River Witham.

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## Spring Lane, Colsterworth Grantham

- Stone Built Executive Detached House
- Immaculately Presented Throughout
- Versatile Ground Floor Living Space
- Six Double Bedrooms
- Economically Sustainable Heating System

Tenure: Freehold EPC Rating: D

guide price

**£650,000 - £675,000**

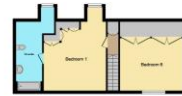


Ground Floor



First Floor

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Second Floor



Outbuilding



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GST111796 - 0004

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