



Spring Lane, Colsterworth, Grantham NG33 5HN

welcome to

Spring Lane, Colsterworth, Grantham

GUIDE PRICE £625,000 - £650,000 - On a large plot with countryside views this stone built executive detached house features an ECO friendly with sustainable heating system and benefits from underfloor heating. Immaculately presented throughout with six double bedrooms and versatile accommodation.



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.

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 engineered oak solid wood 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 engineered oak solid wood flooring.

Bedroom Five

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

With a window facing the rear aspect, and engineered oak solid wood 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.



view this property online williamhbrown.co.uk/Property/GST111796



welcome to

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

Council Tax Band: F

guide price

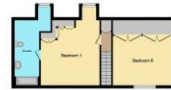
£625,000 - £650,000



Ground Floor



First Floor



Second Floor



Outbuilding

william h brown



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST111796



Property Ref:
GST111796 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk