



**Newton Way, Woolsthorpe-By-Colsterworth, Grantham NG33 5NR**



**welcome to**

**Newton Way, Woolsthorpe-By-Colsterworth, Grantham**

\*GUIDE PRICE £475,000 - £500,000\* - Unique stone built detached house in a pretty village location. Beautiful family home with spacious and well presented accommodation throughout. Benefitting from a large gated driveway and wrap around gardens. Viewing is Essential.



### Entrance Hall

Entering the property through a part-glazed door into the entrance hall, with a window to the front aspect, steps to a dark wood laminated floor, access to the lounge, dining room, study and kitchen and staircase leading up to the first floor landing.

### Lounge

19' 1" max x 13' 6" ( 5.82m max x 4.11m )

Lovely bright living area with windows to the front and rear aspects, dark wood laminate flooring, Andrea Stone fireplace with log burner, wall lighting, coving to the ceiling, radiator and wooden French doors leading out to the garden.

### Dining Room

14' 5" x 11' 1" ( 4.39m x 3.38m )

With the same dark wood laminate flooring, radiator, wooden French doors leading out to the garden.

### Study

11' 5" x 8' 6" ( 3.48m x 2.59m )

With a window to the side aspect, dark wood laminate flooring, coving to the ceiling and radiator.

### Kitchen

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

With a window to the front aspect, and having a range of wood effect units to both the floor and eye level with light worktops over, white composite sink with drainer, mixer tap and decorative tile splashback. Electric range style oven with hob and extractor hood above. Benefitting from a dishwasher, tiled flooring, radiator, coving to the ceiling and door leading into the utility room.

### Utility Room

6' 3" x 4' 2" ( 1.91m x 1.27m )

Having matching units, space for a washing machine, wall mounted boiler, tiled flooring, door the cloakroom and door leading out to the rear.

### Cloakroom

With a window to the rear aspect, tiled flooring, wash hand basin, low level WC, and a radiator.

### First Floor Landing

Good size landing with two windows to the front aspect, carpet, radiator, steps leading up to the family bathroom and two bedrooms and further access to two more bedrooms.

### Master Bedroom

15' 1" x 13' 8" ( 4.60m x 4.17m )

Lovely dual aspect room with windows to the front and side aspects, carpet, radiator, door leading through to the en-suite and sloping ceilings (restricted head height).

### En-Suite

With a window to the side aspect, bath with shower over, wash hand basin, low level WC, partial tiling to the walls, laminate flooring and sloped ceiling (restricted head height).

### Bedroom Two

14' 4" x 9' 6" ( 4.37m x 2.90m )

With a window to the side aspect, carpet, storage cupboard, radiator and slight sloping ceiling (restricted head height).

### Bedroom Three

8' 6" x 15' 9" ( 2.59m x 4.80m )

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

### Bedroom Four

11' 4" x 11' 3" ( 3.45m x 3.43m )

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

### Family Bathroom

Good sized bathroom with a window to the rear aspect, comprising of a P-shaped bath with shower over, pedestal wash hand basin, low level WC, vinyl flooring, heated towel rail and sloping ceiling (restricted head height).

### General Description Outside

Approaching the property to the front with gated access to the large gravel driveway, with fencing and walls surrounding wrap around lawns. Paved patio area perfect for outside dining and entertaining, dotted with mature shrubs and trees.

Single garage with power, lighting, window to the front aspect and access door leading to the rear.



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## **Newton Way, Woolsthorpe By Colsterworth Grantham**

- Stone Built Detached House
- Spacious Accommodation
- 'No Chain'
- Four Double Bedrooms
- Gated Driveway & Gardens

Tenure: Freehold EPC Rating: C  
Council Tax Band: E



guide price

**£475,000 - £500,000**



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Property Ref:  
GST112905 - 0005

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