



Striding Edge, Water Lane, North Witham, Grantham NG33 5LJ

welcome to

Striding Edge, Water Lane, North Witham, Grantham

AT A FIXED PRICE of £747,000 - This stunning property with spacious accommodation, sweeping driveway with double garage and beautiful large mature garden to the rear. Open field views dominate the scenery and village location. Open plan lounge area and versatile rooms. Viewing is a Must !!



Entrance

Stepping in through the front door into a welcoming entrance hall with an adjoining cloakroom and a glazed door takes you through to the dining area.

Entrance Porch

Entrance porch with front door, window, carpet, radiator, door leading to the cloakroom.

Cloakroom

Cloakroom having a window to the front aspect, wash hand basin, low level WC, and tiling to the floor.

Study

11' 6" x 6' 8" (3.51m x 2.03m)

With a window to the front aspect, door to the front, wood floor and radiator.

Lounge

19' 1" extending to 21' 7" x 19' 2" (5.82m extending to 6.58m x 5.84m)

Large open plan living area with beautiful laid oak veneered floor, feature inset log effect gas fire with a stone mantle piece, radiator, windows to rear garden and the side aspect, beams to the ceiling, stairs leading from the lounge upstairs with radiator, and patio doors leading to the rear garden, door also giving access to the conservatory.

Dining Room

13' 5" x 10' 11" (4.09m x 3.33m)

An extension from the lounge with oak veneered floor, coving to the ceiling, radiator and double doors leading to the rear garden.

Kitchen

13' 6" x 9' 8" (4.11m x 2.95m)

With a window to the rear aspect, having a range of white units to both the floor and eye level with white rolltop worktops over, double sink with mixer tap and decorative tile splashbacks. Freestanding cooker with hob and extractor hood above. Space for appliances, radiator, coving and spotlights to the ceiling, tiled floor, and doorway into the utility room.

Utility Room

7' 1" x 7' 8" (2.16m x 2.34m)

With a window to the front aspect, and having a range of wood effect units to both the floor and eye level with worktops over, stainless steel sink, drainer, mixer tap and decorative tile splashback. Plumbing for a washing machine, space for appliances, coving and spotlights to the ceiling, wall mounted boiler and tiled flooring.

Conservatory

13' 5" x 11' 8" (4.09m x 3.56m)

Beautiful space with tiles to the floor, ceiling fan, opaque roof, and door leading out to the rear garden.

Ground Floor Bedroom

14' 1" x 15' 1" (4.29m x 4.60m)

With a window to the front aspect, built-in wardrobes and units, carpet, coving to the ceiling, radiator and door leading into the en-suite.

En-Suite

With a window to the side aspect, shower unit, wash hand basin, low level WC, tiling to the walls and floor and radiator.

First Floor Landing

Oak staircase leading to the first floor from the open plan lounge area.

Master Bedroom

17' 11" extending to 21' 6" x 12' 7" (5.46m extending to 6.55m x 3.84m)

Large picture window with french doors and a Juliet balcony, featuring a large walk-in wardrobe, carpet, radiator, door to the en-suite and sloping ceiling (restricted head height).

En-Suite

With a skylight style window facing the side aspect, shower cubicle, vanity sink unit with storage, low level WC, tiling to the walls and floor, radiator and sloping roof (restricted head height).

Upstairs Lounge

12' 7" x 21' 6" narrowing to 17' 11" (3.84m x 6.55m narrowing to 5.46m)

Beautiful upstairs living area with large picture window looking out across the front of the property with field views, Juliet balcony, carpet, Large picture window French doors, Juliet balcony carpet, radiator and sloping ceilings (restricted head height).

Landing/Study Area

Benefitting from an airing cupboard, this good size study area features a skylight style window, carpet, radiator, doors leading to two bedrooms, bathroom and sloping ceiling (restricted head height).

Bedroom Three

12' 8" x 9' 3" (3.86m x 2.82m)

With a skylight window to the rear aspect, carpet, radiator, lift and sloping ceiling (restricted head height),

Bedroom Four

12' 8" x 9' 3" (3.86m x 2.82m)

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

Family Bathroom

Comprising of a bath with shower over, wash hand basin, low level WC, tiling to the walls and floor, radiator and sloping ceiling (restricted head height).

General Description Outside

Sweeping tarmac driveway with grassy side leading to detached double garage with electric up and over door, parking for several cars boasting an elevated deck area and terrace. Gated access through to the rear.

The stunning private rear garden mainly laid to lawn features plenty of mature trees, shrubs and plants, enclosed with timber fencing and a paved patio decking terrace. Includes a shed and greenhouse.

Agents Note:

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'



view this property online williamhbrown.co.uk/Property/GST112846



welcome to

Striding Edge Water Lane, North Witham Grantham

- Detached 'Scandinavian Style' House
- Open Plan Lounge Area
- Five Bedrooms
- Sweeping Driveway and Double Garage
- Village Location

Tenure: Freehold EPC Rating: C

£747,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST112846



Property Ref:
GST112846 - 0002

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