



**Main Street, Denton, Grantham NG32 1JW**



**welcome to**

**Main Street, Denton, Grantham**

\*GUIDE PRICE £425,000 - £450,000\* - Stunning stone character cottage in the sought after village of Denton, nestled in the Vale of Belvoir. Spacious accommodation including two reception rooms, farmhouse kitchen, two bedrooms, dressing room and beautiful garden to the rear. Viewing is Essential.



### Entrance Hall

Entering the property at the side through a part glazed door having a tiled floor with underfloor heating, skylight, storage cupboard, doors into the cloakroom, lounge and kitchen and staircase leading up to the first floor landing.

### Cloakroom

With a window to the rear aspect, pedestal wash hand basin, low level WC, underfloor heating and slight sloped ceiling (possible restricted head height).

### Lounge

19' 4" x 11' ( 5.89m x 3.35m )

With two windows to the front aspect, feature brick fireplace with oak mantle, tiled hearth and multi fuel burner, cosmetic beams to the ceiling, carpet, radiator and oak door leading into the inner hallway.

### Inner Hallway

Benefitting from a storage cupboard and doors leading into the dining room and utility room and open through to the kitchen/diner.

### Kitchen/Diner

17' max x 15' 4" max ( 5.18m max x 4.67m max )

Dual aspect room with windows to the rear and side aspects, and having a range of cream farmhouse style units to both the floor and eye level with wood worktops over, inset Belfast sink with mixer tap and built-in dishwasher. Range style oven (to remain), with decorative tiling behind, cosmetic beams and spotlights to the ceiling, tiled floor with underfloor heating and French doors leading out to the rear garden.

### Dining Room/Reception

10' 10" x 13' ( 3.30m x 3.96m )

With a window to the front aspect, radiator, cosmetic beams in the ceilings, feature open brick fireplace with wood mantle and tile hearth, built-in storage cupboards with shelves and carpet.

### Utility Room

6' x 8' 11" ( 1.83m x 2.72m )

With a window to the rear aspect, the same farmhouse style units to both the floor and eye level with veneered Formica worktops over, stainless steel sink with drainer, mixer tap and decorative tile splashbacks, plumbing and space for appliances, tile flooring, oil fired boiler and door leading out to the rear garden.

### First Floor Landing

With a window to the rear aspect, carpet, radiator, hatch access to the loft and doors leading into the bedrooms and family bathroom.

### Bedroom One

14' 6" x 11' ( 4.42m x 3.35m )

With two windows to the front aspect, two radiators, carpet, built-in wardrobes, and slight sloped ceiling (possible restricted head height).

### Bedroom Two

11' 1" x 11' 7" ( 3.38m x 3.53m )

Lovely double room with dual aspect windows to front and side aspects, carpet, radiator and airing cupboard housing the water tank. Slight sloped ceiling (possible restricted head height).

### Bedroom Three/Dressing Room

5' 9" x 9' 1" ( 1.75m x 2.77m )

With a window to the rear aspect, carpet, and radiator. Slight sloped ceiling (possible restricted head height). This room is currently being used as a home office.

### Family Bathroom

With a window to the side aspect, bath, large shower unit, vanity sink unit, low level WC, partially tiled walls, tiled floor with underfloor heating, storage cupboard, heated towel rail, spotlights and slight sloped ceiling (possible restricted head height).

### General Description Outside

Approaching the property there are flower borders with a sweeping open driveway, stone walling and gravel frontage for off road parking, and archway leading through to the rear garden. Gated access through to the rear.

This beautiful tiered rear garden features a paved patio area with dwarf wall surrounding, a lovely seating area perfect for outside dining and entertaining.

Mature lawns with an abundance of trees, shrubs and plants, small pond, gravel pathway, and outbuilding to the side split into three which includes a workshop and potting shed.



***view this property online*** [williamhbrown.co.uk/Property/GST113107](http://williamhbrown.co.uk/Property/GST113107)



welcome to

## Main Street, Denton Grantham

- Stunning Stone Faced Period Cottage
- Two Reception Rooms
- Farmhouse Kitchen with Utility Room
- Two Double Bedrooms, Third Bedroom or Dressing Room
- Village Location in the Vale of Belvoir

Tenure: Freehold EPC Rating: E

guide price

**£425,000 - £450,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/GST113107](https://www.williamhbrown.co.uk/Property/GST113107)



Property Ref:  
GST113107 - 0004

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](mailto:Grantham@williamhbrown.co.uk)



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**