



**Elizby, Woolsthorpe Lane, Muston, Nottingham NG13 0FE**



**welcome to**

**Elizby, Woolsthorpe Lane, Muston, Nottingham**

\*GUIDE PRICE - £620,000 - £630,000\* - Modernised throughout offering open plan living with a stunning oak garden room with a vaulted ceiling and plenty of off-road parking. Nestled in the small village of Muston in the Vale of Belvoir. Sitting in a lovely position with views overlooking the castle.



### Entrance

Composite front door (with keyless entrance facility) leading into the spacious entrance hall area, with an open plan aspect to the lounge and staircase to the first floor. Beautiful engineered wood flooring with underfloor heating, door leading to a storage cupboard, and steps leading to the downstairs cloakroom. Feature skylight window providing lots of extra light.

### Downstairs Cloakroom

With steps leading down into this pretty cloakroom, with a window to the rear aspect. Low level wc, vanity sink unit and decorative tiling to the walls. Spotlights to the ceiling, and engineered wood flooring with underfloor heating. With built in storage cupboard.

### Open Plan Living/Kitchen Area

This stunning room is what every family would enjoy, with a fully fitted wren kitchen and spacious area for dining. With pale grey units fitted at both floor and eye level, integrated dishwasher, built in double electric oven with microwave oven and warming drawer, induction hob and extractor. Central island with high level seating, with laminate composite worktops. Sink with a single drainer and mixer tap over, built in wine cooler, space for american fridge freezer.

Engineered wood flooring with underfloor heating.

With a pretty bay window to the front with cushioned seating. Second window to the front aspect, decorative bulb style hanging lighting, and bifolding doors leading into the garden room.

### Garden Room

This stunning fully glazed garden room is built with a solid oak wood frame and features a vaulted ceiling and french doors leading out into the garden, With engineered wood flooring with under floor heating and the added feature of a log burner and chimney.

### Lounge

This dual aspect open plan lounge features a second log burner, windows to both the front and rear aspect, engineered wood flooring with under floor heating, and mystery door/book case leading to the utility room.

### Family Room/Music Room

This generous size family room has a range of fitted units to one wall, and is extremely versatile for a family. It can be used as a second sitting room, family/games room, music room, or sizeable home office. With engineered wood flooring with under floor heating, and doors leading out into the garden.



### Utility Room

This super addition to the home offers generous space for appliances, a range of fitted units with worksurfaces over. Space and plumbing for a washing machine, space for a tumble dryer. Lots of built in storage cupboards, one housing the wall mounted logic boiler. Sink, with a single drainer and mixer tap over. Window to the front aspect, and external door.

### First Floor Landing

Staggered staircase with a window to the rear aspect with beautiful views over the garden and the local village church. Open balustrade hand rails lead up to this spacious landing area. Which features skylight windows for extra light and built in storage. Sloped ceilings (Possible restricted head height). Radiator. Decorative fitted multi coloured wall blocks to one wall.

### Master Bedroom

With a vaulted ceiling this master bedroom offers lots of storage in the eaves space, three feature skylight windows, radiator and carpeted flooring, and door leading to the ensuite bathroom.

### Ensuite Bathroom

This generous size bathroom, has a fitted bath with waterfall shower over, low level wc and vanity sink unit, One window to the front and a skylight window for extra light, spotlights to the ceiling, radiator and pretty decorative coloured blocks to one wall.

### Bedroom Two

This double bedroom has a window to the front with beautiful views over countryside, a vaulted ceiling with beams, with a further skylight window. Fitted wardrobes to one wall and radiator.

### Bedroom Three

A third generous size double bedroom with a window to the rear aspect, radiator. Decorative wood effect panelling to one wall, vaulted beamed ceiling, Further skylight window, and built in storage to the eaves.

### Bedroom Four

With a vaulted ceiling making this fourth bedroom feel spacious and a window to the front aspect overlooking countryside, wood effect flooring, and storage space in the eaves.

### Family Shower Room

This beautiful fitted modern shower room boasts a walk in shower with glazed side panel and overhead waterfall shower. low level wc and vanity sink unit, heated towel rail, full tiling to the walls, extractor fan and window to the side aspect,

### External Description

To the front of the property the garden is mainly laid to lawn with a block paved driveway to provide off road parking for multiple vehicles and leading to the attached garage.

Garage with double doors to the front, and includes light and power.

To the rear the garden has many beautiful aspects, a large paved patio area of Indian stone which is ideal for outside dining, a further paved area ideal for a hot tub. Tiered lawned areas with mature flower beds and shrubs. Hosting a range of fruit trees and a vegetable garden.

Outbuildings offering space for storage, and for a wood store. The gardens are enclosed mainly by low level hedging.

### Local Information

Muston Meadows is a nearby 41-hectare (100-acre) grassland nature reserve featuring 33 types of grass and over 100 other species of flowering plant. The reserve is notable for its colony of over 10,000 Green-winged Orchids. The 14th-century cross on the village green is a Grade II\* listed structure. The Viking Way, a long-distance footpath between North Lincolnshire and Rutland, passes one-half mile (0.80 km) to the east of the village.

The village lies near the Bingham–Bottesford–Grantham bus route, which runs about once an hour in the daytime on weekdays but does not stop at Muston. The local pub, the Muston Gap, occupies a Grade II listed building dating back to the 18th century. It stands on the A52, 110 yards (100 metres) from the Nottingham–Grantham railway line, where the nearest station is Bottesford 1.8 miles away (3 km). Muston also has a café (the Old Forge Tea Rooms), bed and breakfast facilities (Glebe House, a Grade II listed building, and Chantry Cottage), a children's play area and a village hall (Old School Muston). There is also a village shop within the village, and close by is the Engine Yard which is a small retail village attached to Belvoir Castle.



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## Elizby Woolsthorpe Lane, Muston Nottingham

- BEAUTIFUL BESPOKE FAMILY HOUSE
- WITH VIEWS OVER BELVOIR CASTLE
- STUNNING OPEN PLAN LIVING
- SOLID OAK GARDEN ROOM
- FOUR BEDROOMS

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

guide price

**£620,000 - £630,000**



Please note the marker reflects the  
postcode not the actual property

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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)**