



Spring Lane, Colsterworth, Grantham NG33 5HN

welcome to

Spring Lane, Colsterworth, Grantham

Stunning Grade II listed stone built family home full of charm and character, set within a generous, south facing walled garden overlooking the church. Only the second time it has come to the open market in 300 years. VIEWING IS HIGHLY RECOMMENDED.



Entrance Porch

Entering through a part glazed arched period door into the stoned flagged floor area with beautiful, curved ceiling. A perfect area to hang coats and place shoes, wellingtons and dog leads

Entrance Hall

Leading from the porch, this entrance hall runs from the front of this beautiful home to the rear, with ceramic tiled flooring, beamed ceilings, radiator within cabinet, further radiator and stairs leading to the first floor.

Formal Lounge

12' 4" x 13' 8" max (3.76m x 4.17m max)

Situated off the long hallway with stunning inglenook open fireplace housing a pretty original French stove with stone plinth. The room also boasts a stunning window seat to the front with view over the church and front garden, further original window to the rear, overlooking the churchyard, radiator housed in a pretty radiator cabinet to the rear wall, and feature beamed ceiling. TV points and several double sockets. The room is light filled in summer but cosy in winter when the fire is lit.

Dining Room

12' 8" x 13' 4" (3.86m x 4.06m)

This spacious dining room has a set of recently replaced bespoke French doors with conservation double glazed units for additional warmth, leading to the front garden, and large Indian stone patio area. Pretty historic built in storage cupboard, solid Oak wood flooring, deep skirting boards and beamed ceiling. Radiator housed in cabinet. Opening into the kitchen and doorway leading into the Study/Additional Reception room. South facing this room is light filled with views over the garden and church. A much used and loved room for family dining, lazy breakfasts and dinner parties.

Study/Reception Room Three

10' 8" x 13' 5" (3.25m x 4.09m)

With large window to the south facing front walled garden and side aspect additional window, flooding this room with natural light, even on the dullest days, radiator to one wall, solid Oak wood flooring, Oak mantel surround fireplace tiled within and tiled plinth. With appropriate flu this fireplace could be functional again. Two built in cupboards with shelving, useful for storing essential household items. TV point and several double sockets. This room offers flexible living and could be used as a fourth bedroom or guest room for family and visitors.

Kitchen

12' 11" x 8' (3.94m x 2.44m)

This beautifully renovated kitchen has a range of grey shaker style cabinets with quartz countertops and upstands. Built in Neff electric double ovens, with Neff hob and Neff extractor above. Stainless steel sink with a single drainer bespoke carved into the quartz countertop with a brushed stainless steel mixer tap over. To include a dishwasher and decorative tiled flooring.

Walk In Pantry

4' 4" x 9' 5" (1.32m x 2.87m)

Situated off the kitchen this spacious pantry has floor to ceiling shelving and spaces for full height fridge and freezers, a truly useful space for crockery, food and keeping that traditional feel with a clean modern twist as the current owner has had this area fully insulated and replastered in recent months, decorative tiled flooring and a recently replaced timber window with conservation double glazed unit to the rear, overlooking the churchyard.

Laundry/Shower Room

In addition to this period home, off the rear hallway is this stunning shower room and laundry easily accessed opposite the kitchen which includes a shower cubicle, low level wc and pedestal sink. Decorative tiling, radiator, tiled floor, and obscure window to the rear, recently replaced with a timber conservation double glazed unit.

First Floor Landing

With carpeted flooring and access to all bedrooms and the family bathroom.

Bedroom One

10' x 14' 1" max (3.05m x 4.29m max)

A beautifully bright and serene room, painted in chalk tones, softening the feel and ensuring the period features have been respected, this generous sized double bedroom, has a window to the front aspect overlooking the south facing walled garden and church, a truly stunning view. Radiator below, four door fitted wardrobes with glass knobs and painted to blend with the walls in period chalk paint colours by Farrow & Ball. British wool carpeted flooring.

Bedroom Two

10' 1" x 14' 2" max (3.07m x 4.32m max)

A second double bedroom with a window to the front aspect, overlooking the south facing walled garden and church, another truly stunning view. Radiator, several double sockets and British wool carpeted flooring, built in double wardrobe with glass

knobs and painted to blend in with the walls, again in period colour chalk finish by Farrow & Ball. Access to loft with in-situ ladder, lighting and partly boarded.

Bedroom Three

10' 11" x 8' 5" (3.33m x 2.57m)

With a window to the front aspect, view over the south facing walled garden and church. Radiator. British wool carpeted flooring. Several double sockets. A cosy but light filled room.

Family Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

This beautifully sumptuous fitted modern Duravit bathroom suite has a bath with a rain shower and handheld dual shower fitment over, wall mounted WC and a wash hand basin set within a generous wall mounted vanity unit, housing a deep drawer and hidden shaver socket. Two wall mounted lights above. Chrome heated towel rail, Decorative porcelain, marble style tiling to the walls and floors. Two windows, one to the side aspect and large rear window overlooking the churchyard, again two further recently replaced timber windows with conservation double glazed, creating a light filled modern luxury bathroom.

Description Outside

The property is approach down a quiet lane with no other passing traffic, upon entering the long tandem driveway there is a pretty bespoke metal gate leading into the walled garden with beautiful views over the church. The generous garden is South facing with established well planned borders and a large lawned area. The garden benefits from several trees including Walnut, cherry, rowan, holly and crab apple, giving it a quintessential English country garden feel. The borders are filled with interest from February right through to December with cottage garden flowers, spring bulbs and established lavender borders. A true wildlife haven and tranquil retreat to rest and entertain. There is a potting shed, large loggia covered area and greenhouse with outside tap. Part of the garden has been sectioned off as a kitchen garden which again adds to its charm and creates a functional space to budding kitchen or cut flower gardeners.

To the rear is a herb garden and yard, surrounded by a brick wall, overlooking the church yard, a peaceful and private area, with a further outbuilding which houses the boiler, and private gated access to the church. During Summer months the rear church garden is rewilded, creating a wildlife haven of birds, butterflies and stunning grasses, flowers and occasionally an orchid! The house is truly nestled into its own little piece of heaven.



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welcome to

Spring Lane, Colsterworth Grantham

- GRADE II LISTED
- WALLED GARDEN
- EPC : EXEMPT
- FIBRE BROADBAND
- VIEWS OVER THE CHURCH

Tenure: Freehold EPC Rating: Exempt

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GST113160 - 0008

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