



Main Street, Denton, Grantham NG32 1JZ

welcome to

Main Street, Denton, Grantham

'Picture postcard' Pretty Stone built semi-detached cottage in the sought after village of Denton. Nestled in the Vale of Belvoir this beautiful spacious family home features a lounge with log burner, kitchen diner with utility, three bedrooms and family bathroom. Driveway, outbuilding and garage.



Entrance Hall

Entering the property at the front with pitched porch roof above into the entrance hall with a tiled floor, staircase leading to the first floor landing and doors leading into the lounge, kitchen diner and steps down to the utility/cloak room.

Lounge

13' 11" x 16' 11" (4.24m x 5.16m)

Lovely dual aspect room with windows to the front and rear aspects and deep window sills, feature brick fireplace with inset multi fuel burner and stone hearth, cosmetic beam to the ceiling, carpet, and radiator.

Kitchen Diner

15' 4" x 13' 10" (4.67m x 4.22m)

With a farmhouse feel to this room the kitchen has windows to the front aspect and rear aspect, having a range of white units to both the floor and eye level with wood worktops over, inset Belfast sink with mixer tap and subway tile splashbacks. Integrated oven, hob with extractor hood above, and space for appliances. Open fireplace with brick feature and stone hearth, storage pantry cupboard, spotlights to the ceiling, tiled flooring, and radiator. Plenty of space for an extending dining table and chairs.

Utility Room/Downstairs Wc

5' 9" x 8' 2" (1.75m x 2.49m)

With a window to the rear aspect, great utility space for appliances and wood worktop comprising of a sink, low level WC, oil boiler, partially tiled walls and tiled floor. (poss restricted head height due to staircase above).

First Floor Landing

With a good size storage cupboard, carpet, skylight window, radiator and doors to the bedrooms and family bathroom. Sloped ceiling (partially restricted head height).

Master Bedroom

15' 2" max x 15' 8" max (4.62m max x 4.78m max)

Light and airy master bedroom this irregular shaped room has with a window to the front aspect, feature fireplace with white surround and open grate, carpet, radiator, hatch access through to the loft, door through to the en-suite and sloped ceilings (poss restricted head height).

En-Suite Shower Room

With a skylight window, double shower unit with rainfall shower, pedestal wash hand basin, low level WC, radiator, tiled floor, spotlights to the ceiling and sloped ceiling (poss restricted head height).

Bedroom Two

12' 4" max x 9' 10" max (3.76m max x 3.00m max)

Another lovely dual aspect double bedroom with windows to side and front aspects, storage cupboard in the wall, radiator, carpet and sloped ceiling (poss restricted head height).

Bedroom Three

11' 10" x 7' 11" (3.61m x 2.41m)

Dual aspect rooms with windows to the rear and side aspects, carpet, radiator and sloped ceiling (poss restricted head height).

Family Bathroom

8' 7" x 5' 1" (2.62m x 1.55m)

Modern bathroom with a skylight window, bath with shower over, pedestal wash hand basin, low level WC, tiled walls and floor, spotlights to the ceiling, radiator and sloped ceiling (poss restricted head height).

General Description Outside

Approaching the property to the front enclosed by fencing there are lawns and pathway leading to the front door.

The side garden with lawn, gated and fenced garden space located across from the property. Pebble driveway giving space for two cars, an amazing outbuilding and single garage with oil tank.

Agents Notes

The vendor has advised that where there are slight slopes to the ceilings in some of the rooms, that this is not restrictive and that the rooms are still fully accessible for a person of approx 6ft.



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Main Street, Denton Grantham

- Semi-Detached Stone Built Cottage
- Spacious Accommodation
- Lounge with Log burner
- Three Bedrooms
- Gardens, Outbuilding and Garage

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

guide price

£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GST112146 - 0007

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