

Worthington, Belvoir Lane, Woolsthorpe, Grantham NG32 1NQ

william h brown

## welcome to

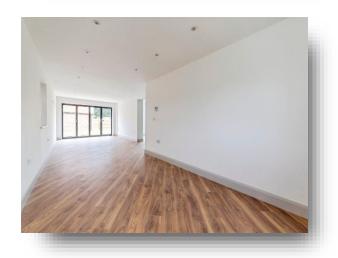
## Worthington, Belvoir Lane, Woolsthorpe, Grantham

Join us to view this stunning bespoke built detached house, with four bedrooms. Featuring lounge, beautiful open plan dining kitchen area, utility. Boasting a double garage and a family garden and with breath taking views of Belvoir Castle.













## **Entrance Hallway**

Entering into the hallway, this bright spacious entrance has a staggered staircase to the first floor,

## **Open Plan Living Kitchen Area**

14' 3" x 14' 3" ( 4.34m x 4.34m )

This bespoke open plan living area has been designed for modern family living. With a high specification fitted kitchen.

## **Lounge Diner**

32' 3" x 12' (9.83m x 3.66m)

This dual aspect living area has pretty windows to both the front and rear aspects, with stunning views of countryside to the front, with field views of the Vale of Belvoir and with sight of Belvoir Castle within view.

## Utility

Situated to the front of the house off the open plan dining/kitchen area, with work top space and choice of internal kitchen fitments, providing space for appliances. With a window to the front aspect.

#### Wc

With a low level WC, and fitted wash hand basin.

## Landing

Spacious landing area, with doors leading off to all bedrooms and the family bathroom.

#### **Master Bedroom**

12' x 11' (3.66m x 3.35m)

This generous size master bedroom has a window to the front aspect and a door leading to the en-suite family bathroom

## **En-Suite**

With fitted bathroom suite including Shower, Vanity Unit housing Basin and low level WC.

#### **Bedroom Two**

11' 9" x 11' 5" ( 3.58m x 3.48m )

A second double bedroom ideal for a teenager or as a guest bedroom.

#### **Bedroom Three**

11' 4" x 8' 9" ( 3.45m x 2.67m )

This double bedroom has a window overlooking beautiful countryside.

## **Bedroom Four**

9' 11" x 9' 4" ( 3.02m x 2.84m )

This very good size fourth bedroom finishes a very good level of upstairs living accommodation, which is ideal for family living.

## **Family Bathroom**

9' 4" x 6' 6" ( 2.84m x 1.98m )

Fitted with Shower, Freestanding Bath, combined Vanity Unit housing Basin and low level WC.

#### **Exterior**

To the front of the property, there is a little country lane providing a peaceful countryside ambience, with views out towards Belvoir Castle. There is a garden frontage, with small lawned areas, and steps leading to the front door, with an oak canopy over. To the rear of the property, the gardens are mainly laid to lawn with a feature paved patio area for outside dining, fully enclosed by fencing and with access leading to the detached double garage. The rear of the property is accessed from Belvoir Lane.

Parking for the properties is from Worthington Lane (adjacent to village shop)

#### **Further Notes:**

Designed with high energy efficiency, this home benefits from under floor heating on the ground floor and radiators & heated towel rails to the first floor - Air source heating Pump

## **Agents Note:**

'Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors.'





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# Worthington Belvoir Lane, Woolsthorpe Grantham

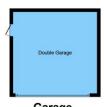
- STUNNING DETACHED NEW BUILD PROPERTY WITH FOUR BEDROOMS
- OPEN PLAN LIVING PERFECT FOR FAMILIES & UTILITY ROOM & DOWNSTAIRS W.C
- FOUR SPACIOUS BEDROOMS, ENSUITE TO MASTER & FAMILY BATHROOM
- DRIVEWAY, GARAGE & GARDENS
- DESIGNED WITH HIGH ENERGY EFFICIENCY, UNDERFLOOR HEATING AND AIR SOURCE HEATING

Tenure: Freehold EPC Rating: Exempt

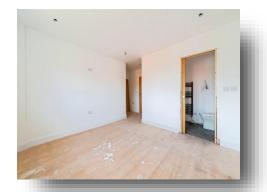
£545,000







Garage







Majn St

Map data ©2025

Please note the marker reflects the postcode not the actual property





Property Ref: GST113145 - 0009 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.





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