



**Beech Tree Cottage, Long Street, Foston, GRANTHAM NG32 2LD**

welcome to

## Beech Tree Cottage, Long Street, Foston, GRANTHAM

\*GUIDE PRICE £420,000 - £430,000\* - FULL of CHARACTER spacious cottage with period features set in a village location. Boasting two reception rooms, four bedrooms, kitchen with utility, bootroom, shower room & family bathroom. Gated driveway, garage and gardens. Viewing is Essential.



## **Bootroom**

Entering the property through a part glazed door into the split bootroom with a door leading into the utility room.

## **Utility Room**

9' 6" x 8' 5" ( 2.90m x 2.57m )

With quarry tiled flooring, base cupboards and a stainless steel sink, space for a fridge freezer, washing machine, boiler and doors leading into the shower room and kitchen.

## **Downstairs Shower Room**

8' 5" x 2' 7" ( 2.57m x 0.79m )

Comprising of a shower cubicle, low level WC, tiling to the walls and floor.

## **Open Plan Kitchen/Family**

23' 5" x 17' 9" ( 7.14m x 5.41m )

Open plan kitchen family room has windows to the side and the rear aspects, comprising of country style green units to both the floor and eye level with wood worktops over, Belfast sink with mixer tap. Breakfast bar, double oven with extractor hood above and built-in dishwasher. Wooden floors and beamed ceiling and door leading into the inner hallway.

The family area and dining features a corner fireplace with tile surround and inset log burner, wooden flooring, windows looking out to three aspects, and door leading out into the courtyard.

## **Inner Hallway**

Good space with a doors leading into the study and lounge and staircase leading up to the first floor landing.

## **Study**

9' 5" x 5' 8" ( 2.87m x 1.73m )

With a window to the side aspect, carpet, and radiator.

## **Lounge Family Area**

12' 5" x 10' 5" ( 3.78m x 3.17m )

Featuring cast iron fittings surrounding a black fireplace, carpet, radiator, wood beams, and window looking over the garden.  
Versatile room, that could be used as a family room, playroom or downstairs bedroom.

## **First Floor Landing**

Spacious landing with a window to the rear aspect, fitted shelving unit and doors leading into the bedrooms and family bathroom.

## **Bedroom One**

15' 7" x 12' 2" ( 4.75m x 3.71m )

With a window to the front aspect, wood flooring, radiator, and hatch access to the loft, slight sloped ceiling.

## **Bedroom Two**

12' x 10' ( 3.66m x 3.05m )

With the window to the front aspect, built-in wardrobe space, original cast iron fireplace with wooden surround and a radiator, slight sloped ceiling.

## **Bedroom Three**

11' 8" x 8' 7" ( 3.56m x 2.62m )

With a window to the front aspect, carpet, radiator, and skylight with sloping ceiling (restricted head height)

## **Bedroom Four**

11' 9" x 8' 10" ( 3.58m x 2.69m )

With a window to the front aspect, carpet, radiator and skylight with sloping ceiling (restricted head height).

## **Family Bathroom**

9' 2" x 6' 4" ( 2.79m x 1.93m )

Recently renovated with underfloor heating this family bathroom comprises of a shower cubicle, bath, wash hand basin, low level WC, tiling to the walls, tiled floor, built-in storage space skylight window and radiator.

## **General Description Outside**

Approaching the property having gated access into the gravel driveway and garage. Picket fencing with gate into the block paved south facing courtyard garden, featuring a brick bbq, space for outside dining.

Leading to an area of lawn with hedging, mature shrubs, plants and flowers enclosed by fencing.

Large single L-Shaped garage with double doors into the courtyard, power, lighting, boarded loft space and an up and over door.



***view this property online*** [williamhbrown.co.uk/Property/GST113401](http://williamhbrown.co.uk/Property/GST113401)



welcome to

## Beech Tree Cottage Long Street, Boston GRANTHAM

- Semi-Detached Charming Cottage
- Two Reception Rooms
- Study
- Four Bedrooms
- Character Features

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£420,000 - £430,000**



Ground Floor



First Floor



view this property online [williamhbrown.co.uk/Property/GST113401](http://williamhbrown.co.uk/Property/GST113401)



Please note the marker reflects the postcode not the actual property



Property Ref:  
GST113401 - 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



**01476 566363**



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,  
NG31 6NN



**williamhbrown.co.uk**