



**Dirhams, Colsterworth Road, Stainby, Grantham NG33 5QT**





**welcome to**

**Dirhams, Colsterworth Road, Stainby, Grantham**

**\*EQUESTRIAN PROPERTY\*** Presenting this beautiful, traditional built five bedroom detached family home with spacious accommodation throughout, situated in the sought after village location of Stainby. Offering high quality equestrian facilities set within approx. two acres of land.



### **Entrance Hall And Study Area**

20' 3" x 7' 11" ( 6.17m x 2.41m )

Entering the property through a part glazed wooden door into a spacious entrance hall, extending to a family area. With radiator, spotlights to ceiling, window to the front aspect and stairs to the first floor landing. Access to an under stairs storage cupboard.

### **Lounge**

15' 5" x 13' 10" ( 4.70m x 4.22m )

This light and spacious lounge offers a sandstone fireplace with open grate and hearth. Window to the side aspect that overlooks the hall, radiator, and double glazed door with glass side panels to each side.

### **Dining Room**

13' 1" x 11' 5" ( 3.99m x 3.48m )

Family dining room with double glazed window to the front aspect, radiator and double doors leading through to the kitchen.

### **Kitchen**

17' 11" max x 17' 3" max ( 5.46m max x 5.26m max )

Beautifully presented kitchen boasting a range of oak units at both floor and eye level, with granite work surfaces over. Peninsular breakfast bar with feature circular storage unit. One and a half stainless steel sink unit with drainer and mixer tap. Two electric fan ovens with warming drawer, integrated microwave oven and induction hob with extractor hood above. Integrated Miele appliances including dishwasher, fridge and freezer. Granite splash backs to walls and Travertine stone tiled flooring. Two double glazed windows to the rear aspect. Door leading to the rear lobby.

### **Cloakroom**

Boasting wash hand basin, low level wc, part tiling to walls and travertine stone tiled flooring. Having a double glazed window to the side aspect.

### **Utility Room**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Boasting a range of white gloss units at floor and eye level, with work surface over. Plumbing for water softener in base level unit. Stainless steel sink unit with drainer. Vinyl flooring and double glazed window to the rear aspect. Door leading to the garage and door leading to the car port and rear garden.



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### **First Floor Landing**

Hatch access to the loft, access to bedrooms, family bathroom and staircase to the second floor.

### **Master Bedroom**

15' 6" x 10' 6" ( 4.72m x 3.20m )

This double master bedroom has a double glazed window to the front aspect, radiator and telephone point.

### **En-Suite**

11' 4" x 8' 7" ( 3.45m x 2.62m )

This exceptionally large en-suite boasts a walk-in double shower cubicle having a waterfall shower unit, vanity sink unit drawers under with inset wash hand basin and low level wc. Also with illuminated wall cabinet, heated towel rail, extractor fan and spotlights to ceiling. Part tiling to walls and ceramic tiled flooring.

### **Bedroom Two**

12' 5" x 11' 5" ( 3.78m x 3.48m )

This double bedroom has a double glazed window to the front aspect and radiator.

### **Bedroom Three**

15' 5" x 13' 11" ( 4.70m x 4.24m )

This spacious double bedroom offers fitted wardrobes to one wall, double glazed windows to both the front and side aspects, and radiator.

### **Family Bathroom**

Family bathroom comprising 'P' shaped bath with shower over, wash hand basin and low level wc. Also with wall mounted wall cabinets, shave point, part tiling to walls, ceramic tiled flooring, obscure window to the rear aspect and radiator.

### **Second Floor Landing**

Access to further bedrooms and two double glazed windows to the rear aspect.

### **Bedroom Four/ Playroom**

11' 4" x 10' 9" ( 3.45m x 3.28m )

This double bedroom has double glazed windows to both front and side aspects, velux window and radiator. Situated on the second floor with restricted head height. Please note, this bedroom is also ideal for a study or children's playroom.

### **Bedroom Five**

15' 2" x 10' 7" ( 4.62m x 3.23m )

This double bedroom has restricted head height, with double glazed window to the rear aspect, velux window and access to a further bedroom/ storage room.

### **External Description**

Approaching the property to the front there is a Jack and Jill driveway providing off road parking for several vehicles. This also leads to the single garage and carport. The gardens to the front are mainly laid to lawn with a dwarf wall surround and established shrub borders.

There is also a feature pond and decorative seating area, outside workshop with a pit, light and electricity.

### **Garage**

16' 3" x 10' 1" ( 4.95m x 3.07m )

### **Paddocks And Features**

Surrounding the property are many features to include approx. two acres of grounds, offering; Stables built by Scotts of Thrapston, to include two stables, feed room, tack room, wash box and hay barn. Paddock including mobile field shelter. 60m x 20m arena constructed by Charles Britton and including an arena grader.

### **Agents Notes:**

Please note, the property has LPG fired central heating.

welcome to

## Dirhams Colsterworth Road, Stainby Grantham

- Five Bedroom Detached Home
- Top Class Equestrian Facilities with Stables
- Spacious Reception Rooms and Breakfast Kitchen
- En-Suite to the Master and Beautiful Spacious Bathroom
- Garage and Gardens

Tenure: Freehold EPC Rating: E

# £625,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GST110494 - 0008

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