



**Church View Cottage, 12 Church Lane, Croxton  
Kerrial, Grantham, NG32 1PZ**

**£395,000**

**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



**Church View Cottage**  
**12 Church Lane**  
**Croxton Kerrial**  
**Grantham**  
**NG32 1PZ**

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Nestled in the charming village of Croxton Kerrial, this delightful Cottage on Church Lane offers a perfect blend of comfort and convenience.

It is an ideal home for couples, small families, or those seeking a peaceful retreat. Do not miss the opportunity to view this lovely property and experience all that it has to offer.







### **Description**

Nestled in the charming village of Croxton Kerrial, this superb cottage offers a truly exceptional living experience, having been meticulously refurbished approximately 15 years ago to an incredibly high standard. The accommodation is thoughtfully laid out and beautifully presented, exuding an air of sophistication and comfort.

Upon entering, you step into a welcoming porch, a practical space before you are immediately welcomed into the delightful dining area. This charming space is distinguished by a lovely wooden staircase that gracefully ascends to the first floor. The dining area seamlessly flows into the well-appointed kitchen, creating an open and sociable atmosphere perfect for both everyday living and entertaining. From the dining area, double doors lead to the inviting sitting room, a focal point of which is the cosy log burner, promising warm and comfortable evenings. Conveniently located off the sitting room is a practical utility area, providing valuable appliance space and direct access to a downstairs WC, with an additional external door for added convenience.

Ascending the elegant wooden staircase, the first floor reveals two tastefully decorated bedrooms, each offering a peaceful sanctuary. A contemporary bathroom, finished to the same exacting standards as the rest of the property, completes the upstairs accommodation. Throughout the main living areas, the outstanding finish is evident, with beautiful wooden floors adding warmth and character. The property also benefits from the comfort of underfloor heating throughout, complemented by an oil-fired central heating system.

Externally, the cottage is approached via a charming gate leading to the front entrance door, offering a welcoming first impression. Side access provides a pathway to the extensive tiered rear garden, a true highlight of this property. This thoughtfully designed outdoor space is segmented into different sections, each brimming with mature plants and shrubs, creating a picturesque and private oasis for relaxation and enjoyment. Adding to the convenience of this desirable property, there is also allocated parking available nearby, ensuring ease for residents.

An internal viewing of this exceptional cottage is essential to fully appreciate its charm, quality, and the lifestyle it offers. Croxton Kerrial is known for its picturesque surroundings and a welcoming atmosphere, making it a wonderful place to call home. With local amenities within easy reach and excellent transport links to nearby towns, this property is perfectly situated for those who appreciate both tranquillity and convenience.





Kitchen



Dining Room



Sitting Room



Utility





Principal Bedroom



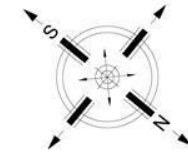
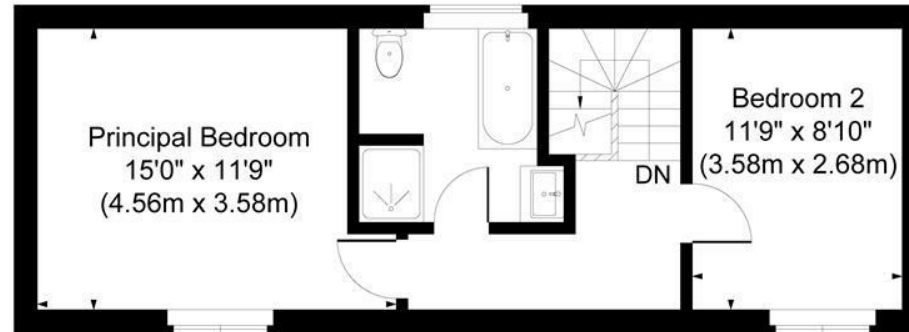
Bedroom 2



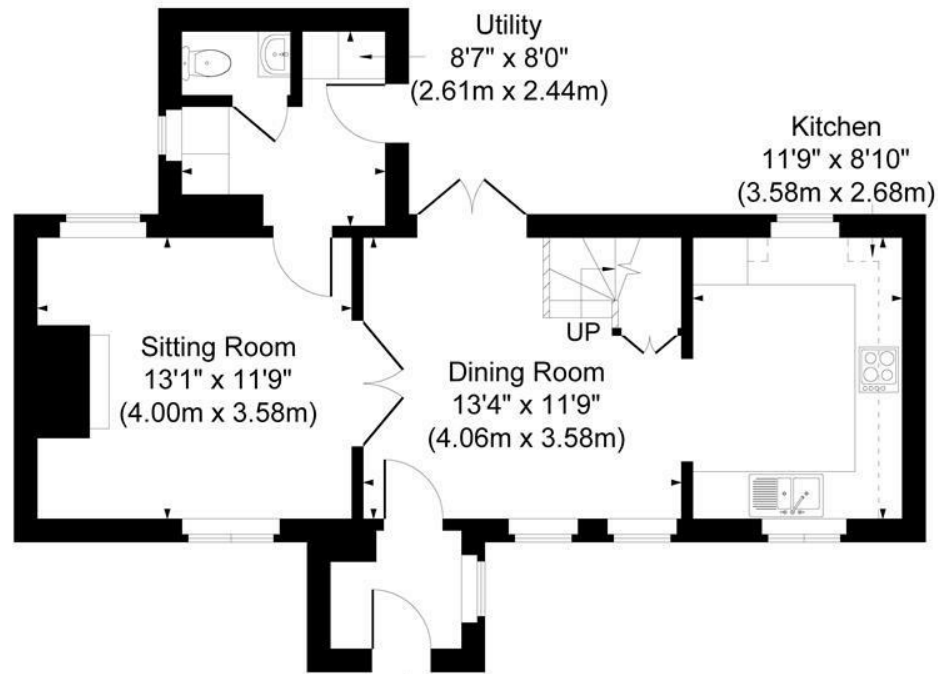
Bathroom



Church View Cottage, 12 Church Lane, Croxton Kerrial  
Approximate Gross Internal Area = 88 sq.m/952 sq.ft



**First Floor**

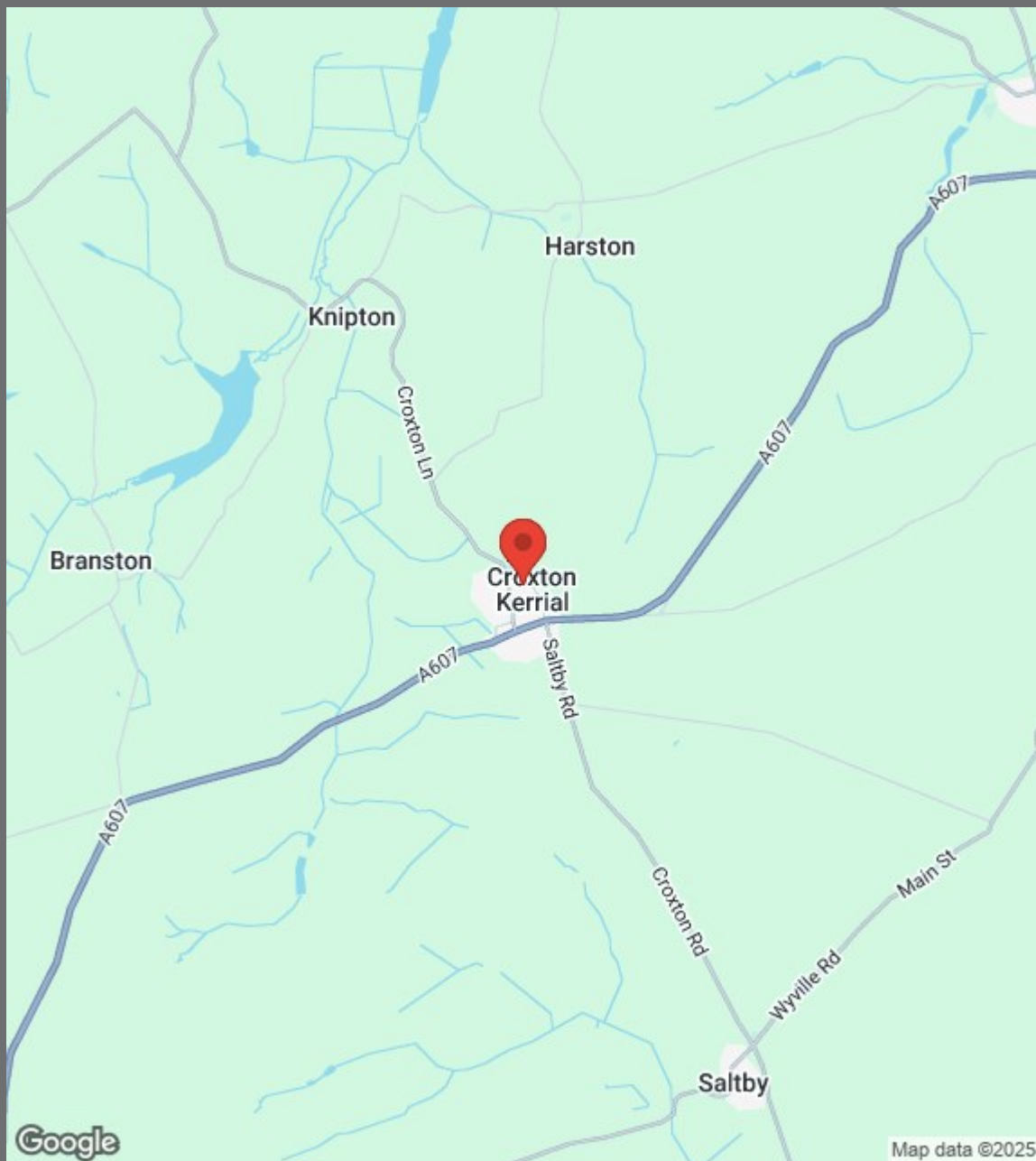


**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2025





- Village Location
- Refurbished Cottage
- Two Bedrooms
- Sitting Room & Separate Dining Area
- Kitchen
- Bathroom
- Extensive Gardens
- Oil Fired Heating & Under Floor Heating
- Parking
- Viewing Essential



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Outdoor Patio



Garden and Garden Shed



Garden



Garden





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