



HOLTHAM HOUSE

Folkingham Road, Pickworth, Sleaford, Lincolnshire, NG34 0TJ



Digby & Finch
ESTATE AGENTS

HOLTHAM HOUSE

Folkingham Road, Pickworth, Sleaford, Lincolnshire, NG34 0TJ

A beautifully appointed stone built home situated in the idyllic village location of Pickworth, in the heart of the Lincolnshire countryside, yet within about a 10 minutes' drive to the A1 and 15 minutes to Grantham train station.

The property occupies an elevated plot which is fully landscaped and beautifully maintained.

STEP INSIDE

Stepping into a large reception hallway, a delightful sitting room is located to the left with a bay window overlooking the attractive front gardens and French doors to the rear leading out to a stone terrace and gardens beyond.

On the opposite side of the hallway is a fabulous open plan kitchen dining living area with lots of storage and granite work surfaces providing ample prep space. There is ample space for a large dining table beyond which is an ideal spot for a sofa or a couple of easy chairs just by the French doors.

A comfortable snug is accessed from the kitchen which could also be used as a study or a dining room if required.

Beyond the kitchen is a very useful utility room offering a further storage cabinet along with an in built cloak and broom cupboard. From the utility is a guest cloak room which is fitted with a loo and wash hand basin.

FIRST FLOOR

On the first floor there are four double bedrooms and three bathrooms. The principal bedroom offers a range of in built wardrobes and a relaxing en suite bathroom with a shower, loo, wash basin and plenty of in built storage cabinets.

The guest room also offers en suite facilities with a shower, loo and wash basin.





Bedrooms three and four are located to the rear of the property with attractive views across open farm land.

The family bathroom is very well appointed with wash basins set into a counter with storage beneath. There is a jacuzzi bath tub with a shower over, a loo and a heated towel rail.

OUTSIDE

The property is situated on an elevated plot with beautifully landscaped gardens including a large lawn area, seating areas and shingle gardens interspersed by attractive shrubs and perennial plants.

A large driveway allows plenty of parking space and reaches a vast detached garage which has power, light and water. Subject to the relevant planning permissions, this building could be ideal for conversion.

LOCATION

Pickworth is a pleasant village situated amid undulating countryside approximately 10 miles equi-distant between Grantham, Sleaford and Bourne, which all offer traditional market town facilities, and Grammar schools.

The larger village of Billingborough, 6 miles to the east, enjoys a renowned GP Practice, main Post Office and Co-op supermarket.

The village is within the current catchment areas for The King's School and The Girls Grammar School, Grantham and Carre's Grammar School, Sleaford. There are also village schools close by at Ropsley (4 miles), Ingoldsby and Osbournby (4 miles), with private schools at Witham on the Hill (16 miles) Bourne Grammar School (12 miles) and Stamford (25 miles).

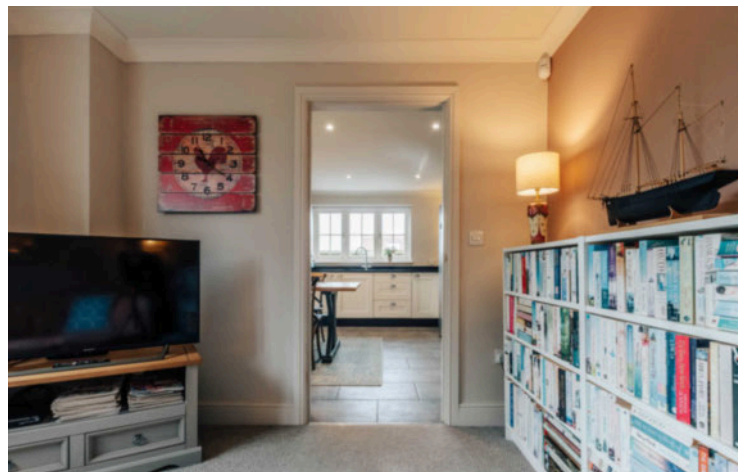
Grantham offers good local shopping including a Saturday street market, schools, transport and leisure facilities. The town is by passed by the A1 trunk road and trains from Grantham mainline station reach London (Kings Cross) in just over one hour.

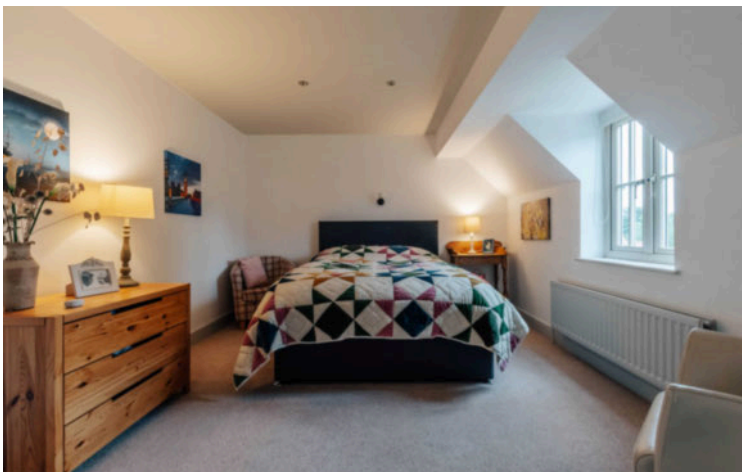
SERVICES

Mains water, and electric are connected. Sewage is via septic tank. The property has oil fired central heating. (none tested by the agent).

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment





for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

LOCAL AUTHORITY

South Kesteven District Council
Council Tax Band - E

TENURE

Freehold

VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone:01780 758 090.

PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

POSSESSION

Vacant possession upon completion.

EPC RATING

Current - 68/D
Potential - 76/C



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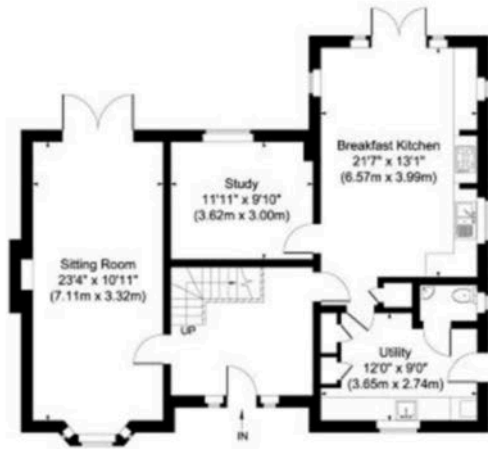
8 St Mary's Hill, Stamford, PE9 2DP

Telephone: 01780 758 090

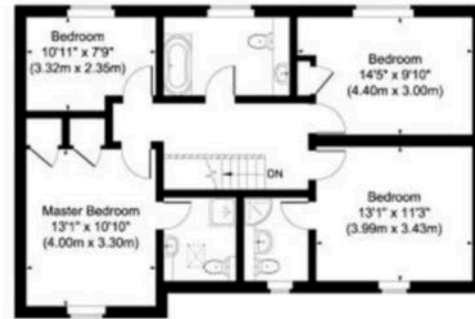
stamford@digbyandfinch.com

digbyandfinch.com

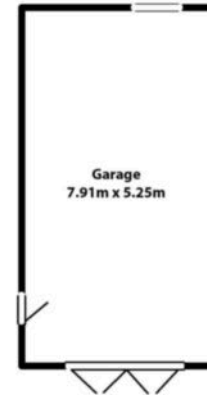
Holtham House, Folkingham Road, Pickworth, Sleaford, NG34 0TJ
 Approximate Gross Internal Area 167sq.m /1796 sq ft



Ground Floor



First Floor



Not shown in Actual Location/Orientation



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