



VICTORIA HOUSE

LENTON



Escape to tranquillity at Victoria House, a modern country retreat where scale, seclusion, and sophistication quietly converge.

Built in 2022, discover Victoria House hidden away up a sweeping gravel driveway, on the approach to the crossroads at Lenton. Flanked by open fields and fringed by mature trees, upon arrival, beyond the driveway where parking is abundant, the land stretches out to the horizon beneath the vast blue sky.





Into the light...

From the shelter of the minimal contemporary flat canopy, make your way into the family-kitchen-dining room, where the sky opens up above. Celebrated in light, drawn in through double height glazing and bifolding doors that invite the fields and horizon up close, arriving home to Victoria House is a wow-factor moment.



Designed to open up not only views but everyday living, there is space to move about, unwind, connect and create; with the culinary heart of the space situated to the left. Mid-grey cabinetry offers all the storage imaginable, also housing a range of appliances including the essential wine cooler and sleek induction hob with built in extractor in the sociable central island-breakfast bar.



Wine, dine, relax and unwind

Open and airy, yet distinct from the main living space, a separate dining-sitting room awaits off the main culinary hub, where whitewashed walls and bifolding doors to two sides make the most of the light and positioning of the home. Anchoring the modern minimalist design, an exposed flue log burner to one wall captures crackling flames for cosy winter nights and midsummer evenings with the doors flung wide. A wonderful room for entertaining.





Quiet moments

Air Source Heat Pumps usher warmth into every corner of the ground floor, ensuring that every room is comfortably attuned to the optimum temperature, from the open plan living space to the tucked away television room, where bifolding doors again ensure a connection to the outdoors, opening out to the front. Cosily carpeted underfoot and furnished with a media wall containing cupboards and shelving, make movie nights magic with a swish of the blinds.

Such flexibility is also found in the family snug to the front of the home, where a picture window ensures a connection to the outdoors, flooding the space with light. A versatile room, it could happily serve as a playroom, office, or gym.



Practical places

Tucked off the kitchen, the large utility room, furnished with cornflower blue cabinetry provides further storage, a sink and plumbing for washing machine and dryer, infused with light from a glazed door opening to the garden.

Practical touches pervade throughout, including a brand-new downstairs shower room and plant room.



What dreams may come

White-painted stairs, edges defined by sleek panels of glass balustrade, rise effortlessly to the gallery landing, awash in natural light and sweeping views. From this elevated space, six spacious and soporific bedrooms await. Spheres of metallic topped feature lighting hang above the open-plan room below like constellations, for a chic and contemporary glow after dark.

Sweet dreams await in the principal bedroom, basking in views out over the countryside. Walk through wardrobes brimming with fitted storage offer space for all seasons' attire, leading through into the chic and serene shower room en suite, where light streams in through a Velux in the ceiling high above.



With two bountiful double bedrooms served by luxurious en suites, three further guest bedrooms make use of the wonderfully sized, decadent family bathroom.





Annexe

Clean, modern and serenely self-contained, the separate annexe sits to the rear of the detached double garage (where an electric car charging point can be found).

With its own private patio, French doors open into the spacious kitchen-dining-living room, where to one side pristine appliances and cornflower blue cabinetry bring a refined twist to country warmth in the culinary hub. Box-fresh in every sense, this separate sanctuary has never been lived in, with its double bathroom served by an immaculate shower room en suite, making it ideal guest accommodation or living space for dependent relatives.



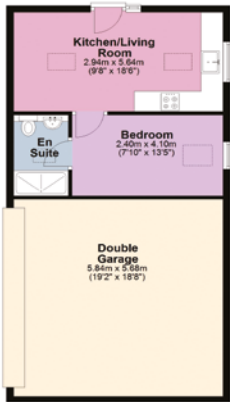
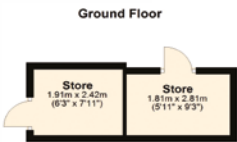
A tranquil retreat

Surrounded by the tranquillity of the countryside, the gardens and adjacent paddock are of approximately two acres. Ideal for ball games, entertaining and simply soaking in the serenity of nature, the large flat lawn, framed by dog-proof estate fencing, stretches out across the rear, preserving the peaceful vista. Entertain and unwind late into the summer evenings on the broad patio flowing off from the ground floor rooms, ideal for al fresco living.

Set in peaceful seclusion, Victoria House offers breath-taking views and vast outdoor space for all the family to enjoy. With its tranquil setting and open fields stretching to the horizon, this modern retreat offers an unparalleled sense of privacy, perfect for relaxation, recreation, and peaceful living – indoors and out.

THE FINER DETAILS

Freehold
Detached
Constructed 2022
NHBC Buildmark Warranty until 2032
Plot approx. 2.23 acres
Air Source Heat Pump
Underfloor heating to ground floor
Electric heating to annexe
Mains Electricity and Water
Septic tank with sewage treatment system
Double garage with EV charging point
South Kesteven District Council,
tax band G
EPC rating B



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Ground Floor: approx. 236.2 sq. metres (2,542.7 sq. feet)
First Floor: approx. 213.6 sq. metres (2,299.4 sq. feet)
Main Home Total: approx. 449.9 sq. metres (4,842.1 sq. feet)
Annexe: approx. 30.8 sq. metres (331.3 sq. feet)
Garage: approx. 33.2 sq. metres (357.1 sq. feet)



Near and Far

A true rural retreat, nestled on the cusp of the quiet hamlet of Lenton, home to St Peter's Church. A historic hamlet, Lenton lies just a short drive away from the market town of Grantham, which is well supplied with a wide choice of amenities including restaurants, cinema complex and sports centre. It is home to well-regarded grammar schools Grantham Girls' School and The King's School.

Commuters can pick up connections to London's King Cross from Grantham Railway Station. Alternatively, the A1 is easily accessible from Manor Farm Barn, connecting commuters and day trippers to the North and South with ease.

Local information:

- Grantham 11 miles (21 minutes)
- Stamford 17 miles (36 minutes)
- Peterborough 25 miles (48 minutes)
- Nottingham 35 miles (1 hour 7 minutes)
- Leicester 40 miles (1 hour 14 minutes)



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