



II BOURNE ROAD

COLSTERWORTH



The epitome of contemporary comfort, countryside living comes with all the connections needed for modern life at No. 11, Bourne Road, Colsterworth.



Contemporary chic

Safely tucked away behind electric gates, No. 11 occupies a quiet oasis of calm, framed by vibrant green lawn, leafy hedgerows and with a graceful white-blossom tree adding a timeless touch of old English elegance. Ample parking is provided at the front, along with a spacious double garage.

Remodelled and reimagined, this 1980s home has been completely transformed to offer a seamless, contemporary living experience. Sculpted and elegant outdoors, inside, rooms have been opened up to create a seamless, free-flowing design

that enhances modern living. Every room features a high-spec finish, from sleek, stylish bathrooms to a fully equipped kitchen and the cutting-edge lighting system, all by NGI Design of Stamford. Fitted furniture in the bedrooms adds practicality and polish, for a cohesive, box-fresh, modern feel throughout.

Indoors, the entrance hallway models the open and light motif echoing throughout the home, providing space to remove coats and shoes whilst showcasing the views over the garden from beyond the open plan kitchen-dining room ahead.



Mouthwatering design

Grey porcelain tiling flows from the entrance hallway through into the open plan kitchen dining room ahead, where sleek handleless cabinetry houses a bank of ovens whilst offering abundant storage. Top of the range Siemens and Miele appliances feature throughout, with an induction hob positioned in the quartz-topped central island breakfast bar for a sociable cooking and dining set up.

Sliding doors breeze open to the terrace beyond, offering elevated views down over the garden.

Off the kitchen the utility room adds practicality, with a second sink, additional storage and plumbing for washing machine and dryer. There is also a handy cloakroom on the ground floor.





Entertain and unwind

After dinner, relax and unwind in the serene sitting room, drenched in sunlight from the sliding doors opening to the sheltered outdoor entertaining area. Herringbone engineered flooring is classically elegant underfoot, with built-in shelving and alcoves ideal for displaying all your favourite things. In the cooler months, the bioethanol real-flame fire adds a comforting warmth.

Soft, muted shades feature throughout, with the snug to the front of the home serving as a sanctuary of relaxation, where a media wall offers storage whilst accommodating the television. Low key sconce lighting adds ambient glow.

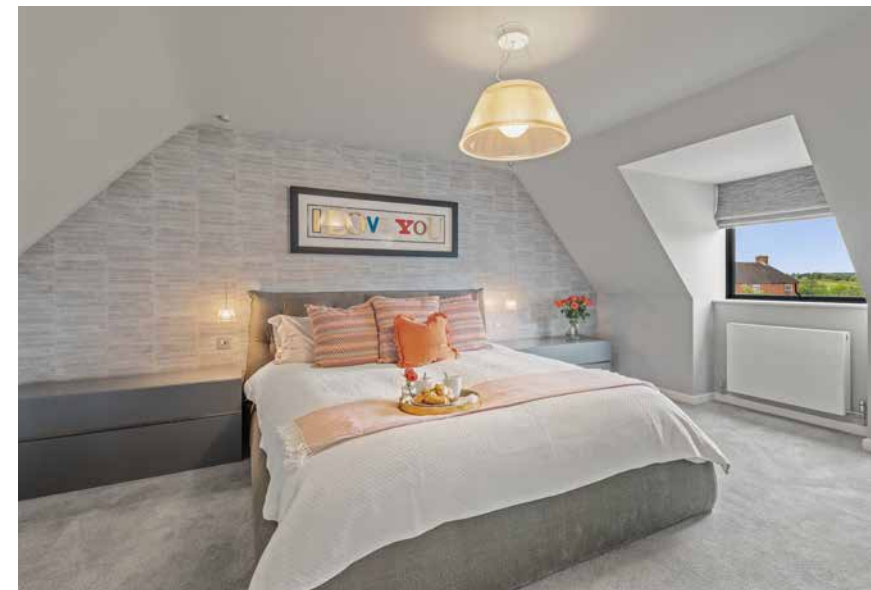




Bedtime beckons

Guests can reside in comfort in the spacious double bedroom to the ground floor, with chic feature wall and sumptuous en suite, fully tiled and furnished with a deep bathtub featuring showerhead attachment, all warmed by electric underfloor heating.

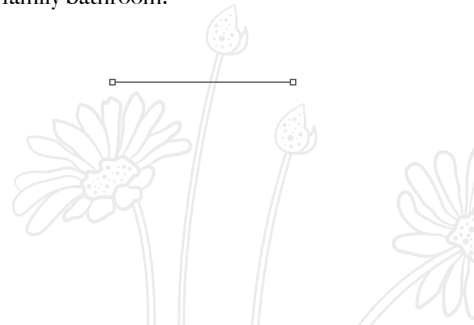
A glass inner hallway furthers the light flow, leading to the principal suite on the first floor. Beneath a vaulted ceiling, the room breathes calm and serenity. Air conditioning infuses an ambient temperature, whilst bedside lighting is chic and integrated. Soothe your senses in the shower room en suite, warmed by underfloor heating, with a spa-like tiled finish and floating lavatory.





Sweet dreams

Three further guest bedrooms await from the main landing, spacious, bright and decorated in neutral, contemporary shades of grey, served by a spacious family bathroom.



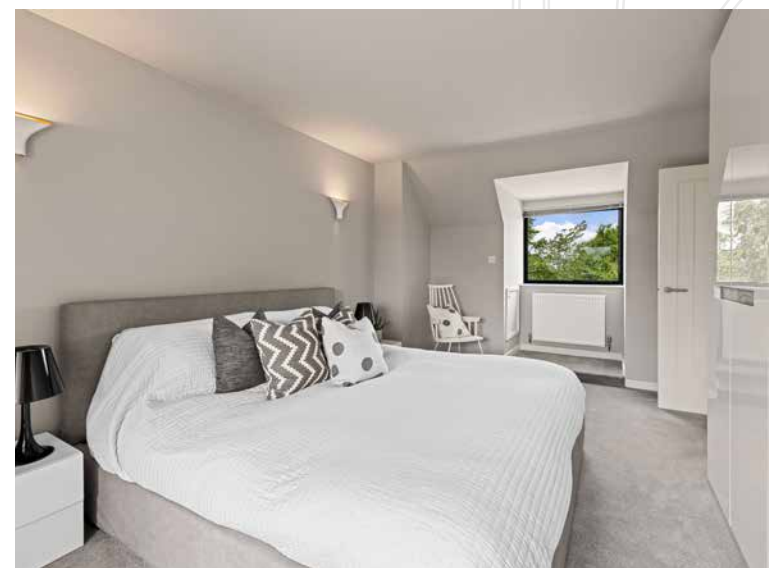
Versatility at its heart

At the bottom of the staircase, a door leads through to the integral garage, which reveals itself to be more of a versatile games room. With flooring matching the home's stylish finish, this flexible space is cleverly designed, with kitchen cabinets, full size fridge and a sink for added convenience. Offering endless entertainment possibilities and even scope as a self-contained annexe, this space is the perfect setting for lively gatherings or even independent living.



What we love...

With its seamless blend of modern design, versatile spaces and tranquil outdoor retreat, No. 11, Bourne Road offers the perfect balance of comfort, style, and practicality for both everyday living and memorable entertaining.



Outdoor entertaining

Porcelain tiles keep the contemporary flow going outdoors on the large dining terrace, elevated to provide peaceful views out over the large lawned garden beyond.

Birdsong resonates, with a variety of mature trees tucked just beyond the fence line adding another layer of privacy.

Stretching the full width of the home, the terrace reaches around to a sheltered verandah where stone meets with the warm tones of wood, and an open fire blazes to provide hospitality throughout the seasons, making this garden the perfect place for entertaining.

A large outbuilding to the side provides vast scope for transformation into an outdoor office, sauna, bar or even cinema room.

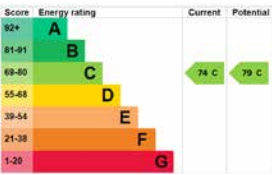


The Finer Details

Freehold
Detached
Built 1980s
Plot approx. 0.36 acre
Gas central heating
Mains electricity, water
and sewage

South Kesteven District
Council, tax band F
EPC rating C
EV charger

Ground Floor: approx. 165.4 sq. metres (1,780.7 sq. feet)
First Floor: approx. 108.8 sq. metres (1,171.1 sq. feet)
Total Home: approx. 274.2 sq. metres (2,951.9 sq. feet)
Garage: approx. 45.4 sq. metres (488.8 sq. feet)
Outbuildings: approx. 26.9 sq. metres (289.6 sq. feet)



On your doorstep

Embrace the rurality on the doorstep, with open fields, thriving woodlands and footpaths along the Colsterworth Nature Trail to be explored and enjoyed. Colsterworth, combining the pretty hamlet of Woolsthorpe-by- Colsterworth (the birthplace of Sir Isaac Newton) dates back to Roman times, rich in history and wildlife. Local amenities include a Post Office, GP surgery, local convenience store, hairdressers, sports club and nursery, primary school and church.

Further afield, Grantham, a vibrant market town, offers a swimming pool, several gyms and a bowling alley for entertainment and leisure, whilst the quaint and thriving town of Stamford still holds twice weekly markets.

Commuting is convenient, not far from the A1 and with regular rail services from nearby Grantham serving King's Cross Station London, whilst Stamford, Oakham and Melton Mowbray Stations offer links to Leicester, Birmingham New Street and Stansted Airport.

Families are spoiled for choice in terms of schooling, with the Colsterworth C of E Primary School in the village and a number of nearby secondary schools in the surrounding villages and towns including grammar schools in Grantham and the nearby independent schools of Stamford, Uppingham and Oakham.

Local information:

- Grantham 9 miles (15 minutes)
- Stamford 14 miles (18 minutes)
- Oakham 14 miles (22 minutes)
- Uppingham 20 miles (31 minutes)



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11 Bourne Road, Colsterworth, Grantham NG33 5JG



To view please call the team on
01780 437 360 | team@pelhamjames.co.uk | pelhamjames.co.uk

