



31 Main Street, Wilsford  
NG32 3NU



**Guide price £260,000 to £270,000**

- Stone and Brick Cottage
- Adjoining Post Office/Store
- Kitchen and Store Room
- Two Reception Rooms
- Three Bedrooms and Study
- Large Garage & Workshop
- Planning approved to convert fully to residential use
- EPC rating E





## **PLANNING PERMISSION APPROVED TO CONVERT TO RESIDENTIAL**

**\*\* GUIDE PRICE £260,000 to £270,000 \*\*** A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - A rare opportunity to acquire a characterful stone and pantile period cottage situated within the village Conservation Area together with an adjoining shop building that could be adapted to a VARIETY OF USES or converted to create ADDITIONAL LIVING SPACE. The property presently comprises a kitchen, storeroom, sitting room, dining room, three bedrooms, a study/nursery and bathroom/WC. The adjoining brick-built shop has been operated as a successful Post Office/General Store and with a total floor area of some 456 square feet offers considerable potential. There is a large garage and useful Workshop at the rear together with private south facing garden.

## **ACCOMMODATION**

### **KITCHEN**

4.11m x 2.72m (13.5ft x 8.9ft)

With UPVC double glazed window to the rear elevation, part glazed stable style door to the rear, fitted with a range of wood style eye and base level units, work surfacing with inset stainless steel one and a half bowl sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, radiator, concealed lighting, alarm/broom cupboard, stairs rising to the first floor landing.

### **UTILITY / STORE**

2.72m x 2.51m (8.9ft x 8.2ft)

Providing a useful storage space and potential to create a utility room if required. It has a door linking to the shop.







## LOUNGE

3.66m x 3.58m (12ft x 11.7ft)

With uPVC double glazed window to the front and side elevation, tiled fireplace with inset Parkray solid fuel fire with back boiler, oak flooring, fitted cupboard and shelving.

## DINING ROOM

3.96m x 3.66m (13ft x 12ft)

With two uPVC double glazed windows to the front elevation, Victorian style tiled fireplace with inset coal effect fire, fitted bookcase and exposed ceiling timbers.

## FIRST FLOOR LANDING

With uPVC double glazed window above the stairs, loft hatch access.

## BEDROOM ONE

3.96m x 3.71m (13ft x 12.2ft)

With uPVC double glazed window to the front elevation, radiator, fitted wardrobes and coving.

## BEDROOM TWO

3.53m x 2.97m (11.6ft x 9.7ft)

With uPVC double glazed window to the rear elevation, having a range of fitted wardrobes, radiator.

## BEDROOM THREE

3.63m x 2.21m (11.9ft x 7.3ft)

With uPVC double glazed window to the front elevation, fitted wardrobe and radiator.

## STUDY / NURSERY

2.41m x 1.4m (7.9ft x 4.6ft)

With uPVC double glazed window to the side elevation.

## BATHROOM

2.97m x 2.57m (9.7ft x 8.4ft)

With uPVC obscure double glazed window to the rear elevation, having part tiled walls, chrome heated towel rail and white suite comprising panelled bath with electric shower over, wash handbasin inset to vanity unit with plentiful storage beneath and worktop space with mirror over and a low level WC with concealed cistern.



## POST OFFICE / STORE

8.71m x 4.88m (28.6ft x 16ft)

Adjoining the main building. Offering significant potential for a variety of uses and the possibility of creating additional living space if required, subject to change of use.

## GARAGE

5.99m x 3.99m (19.7ft x 13.1ft)

With up-and-over door, power and lighting. A brick built garage with a pitch tiled roof and inspection pit.

## WORKSHOP

3.68m x 3.43m (12.1ft x 11.3ft)

A useful re-roofed adjoining workshop with light and power connected.

## OUTSIDE

The garden enjoys a south facing aspect and is laid to lawn with various trees and shrubs and a sun trap seating area. There is also an outside cold water tap.

## SERVICES

Mains electricity, water and drainage are connected. Solid fuel central heating from Parkray burner.

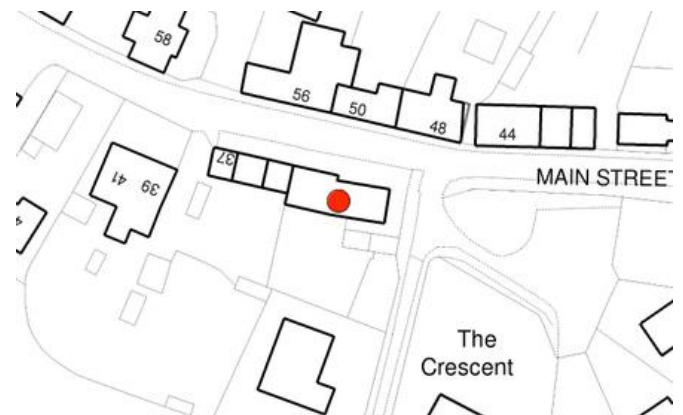
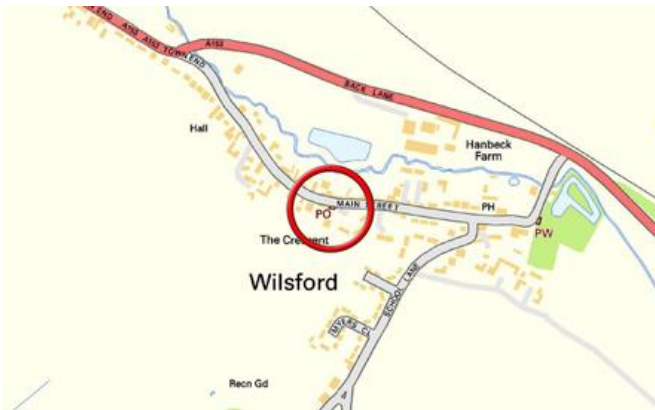
## DIRECTIONS

From High Street continue on to Watergate following the one-way system turning right onto Broad Street and left onto Brook Street. Continue over the Manthorpe Road traffic lights, passing Grantham Hospital and out of town. Continue past Belton and Syston, through Barkston and continue along the A153. Go over the Ancaster crossroads and on to Wilsford. As you drive through the village take the right turn near the end onto Main Street and the property is on the right-hand side.

## WILSFORD VILLAGE

Wilsford is a pleasant village approximately one and a half miles from the larger village of Ancaster. Ancaster, approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford offers doctors surgery, local Post Office, respected Junior School, butchers, Co-op, public house, takeaway, train station and regular bus route to both Grantham and Sleaford. There is the neighbouring Woodland Waters beauty spot and campsite and also easy access to the A17.





### AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.





## Floorplan

