



14 Sedgebrook Road,
Woolsthorpe By Belvoir,
Grantham. NG32 1NH



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Guide Price £365,000 to £375,000

- Enviaible Vale of Belvoir Location
- Views Towards Belvoir Castle
- Substantially Extended
- Spacious Kitchen/Dining Room
- Lounge with woodburning stove
- Family Room & Study
- Five Bedrooms
- Three Bathrooms
- Generous Gardens
- Freehold - Energy Rating E



The accommodation is arranged over three floors with a bathroom at each level and includes an entrance hall, a spacious kitchen/dining room, sitting room with stove, family room, study/store, and five bedrooms. There are excellent views from the majority of upper floor rooms. Outside the property enjoys generous driveway parking with space for several vehicles and the gardens are ideal for family activities or relaxing. The property should appeal to a growing family looking for a delightful rural situation yet maintaining good access to Grantham, Nottingham and Melton.

ACCOMMODATION

ENTRANCE HALL

1.80m x 3.90m (5'11" x 12'10")

With uPVC entrance door, stairs off to the first floor, radiator.

STUDY / STORE

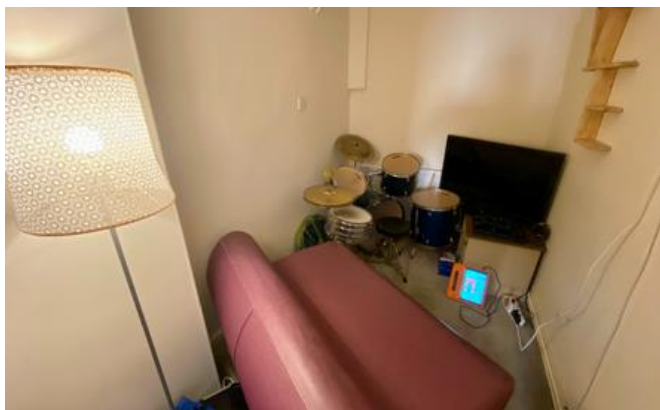
1.80m x 3.71m (5'11" x 12'2")

KITCHEN/DINING ROOM

3.64m x 6.81m (11'11" x 22'4")

A spacious bespoke fitted kitchen including a range of base cupboards, working surfaces and wall cupboards, ceramic twin bowl sink, complimentary tiling, radiator, tiled floor, spotlights, uPVC double glazed window to the rear and external uPVC half glazed door to the rear.





PANTRY

With tiled floor, shelving and electric consumer unit.

LOUNGE

3.63m x 4.56m (11'11" x 15'0")

With uPVC double glazed bay window to the front elevation, fireplace with wood burning stove, wooden mantel and tiled hearth, fitted bookcases to either side of the chimney breast, radiator and coving. Archway to family room.

FAMILY ROOM

3.05m x 3.63m (10'0" x 11'11")

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

BATHROOM / LAUNDRY

2.54m x 3.01m (8'4" x 9'11")

Having panelled bath shower and glazed screen over, pedestal wash handbasin and low level WC., extractor fan, tiled walls, radiator, space and plumbing for washing machine.

FIRST FLOOR LANDING

2.43m x 3.74m (8'0" x 12'4")

Having uPVC double glazed window to the rear elevation, radiator, stairs off to the second floor.

BEDROOM 1

2.99m x 3.32m (9'10" x 10'11")

With uPVC double glazed window to the front elevation offering open countryside views, a range of full width fitted wardrobes and radiator.

BEDROOM 2

2.99m x 3.39m (9'10" x 11'1")

With uPVC double glazed window to the front elevation also with open countryside views, built-in double wardrobe and radiator.

BEDROOM 3

1.84m x 2.43m (6'0" x 8'0")

With uPVC double glazed window to the rear and radiator.

BATHROOM

Containing a suite comprising panelled bath with shower and glazed screen over, pedestal wash handbasin and low level WC., fully tiled walls, extractor fan, spotlights, chrome heated towel rail, built-in airing cupboard and uPVC obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

With uPVC double glazed window to the rear elevation.

BEDROOM 4

2.30m x 3.86m (7'6" x 12'8")

With Velux style window to the front roof slope and radiator.

BEDROOM 5

2.97m x 4.24m (9'8" x 13'10")

With Velux style window to the front roof slope, uPVC double glazed window to the rear, spotlights and radiator.

SHOWER ROOM

Containing shower cubicle, pedestal wash handbasin and low level WC., fully tiled walls, chrome heated towel rail, spotlights, shaver point and uPVC obscure double glazed window to the rear.

OUTSIDE

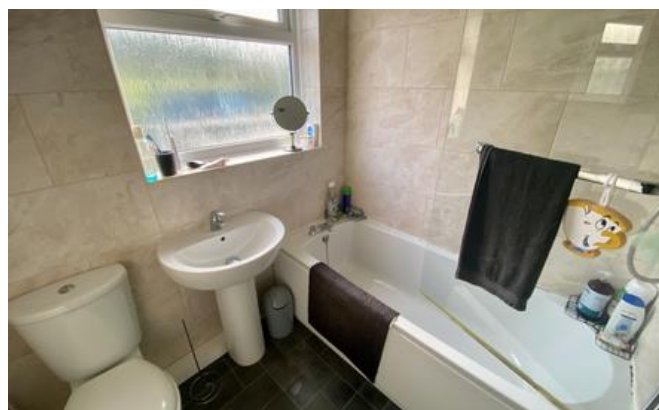
The property stands well back from the road behind a lawned front garden with Silver Birch tree and a double width long slated driveway gives ample parking for several vehicles. There is gated side access to the rear garden which is generally laid to lawn with a paved patio, garden tap, oil storage tank and large useful timber outbuilding/store. There is also a boiler room attached to the rear of the property containing the oil fired boiler.

SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band B.





DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue under the railway bridge and along Barrowby Road, over the roundabout and leave Grantham. Continue along the A52 to Sedgebrook taking the left turn signposted Stenwith & Woolsthorpe onto Woolsthorpe Lane. Stay on this road and as the road bends slightly it becomes Sedgebrook Road. The property is on the left-hand side.

WOOLSTHORPE BY BELVOIR

Woolsthorpe by Belvoir is approximately 6 miles west of Grantham and 12 miles from Melton Mowbray and joins the county border with Leicestershire. The village offers The Chequers dining and wedding venue, village store and village hall with social club (access to Post Office within on Thursdays only). Further amenities are available at close by villages. Belvoir Castle holds regular events, pop-up markets and has adventure playground, cafe etc.

Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London Kings Cross. The town also has excellent schooling, several supermarkets and a Saturday street market.

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. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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