



The Old Bakery,
Little Humby, NG33 4HW



£525,000

- Detached Period Home
- Includes Self Contained Annex
- Delightful Village
- Private Plot 0.4 Acre
- Kitchen & Utility Room
- Inner Hall & Cloakroom
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Parking For Several Vehicles
- Freehold – Energy Rating F



An extended detached period stone built period home, formerly the village bakery, standing in generous private grounds of approximately 0.4 ACRE in area. The property offers well proportioned family accommodation with a wealth of character features together with a detached PURPOSE BUILT ANNEX suitable for a variety of uses. The main house includes a kitchen/breakfast room, utility, inner hall, cloakroom and THREE RECEPTION ROOMS as well as FOUR BEDROOMS and TWO BATHROOMS. The annex comprises a spacious kitchen/living room, bedroom and shower room. There is ample parking for several vehicles, accessed through an integral carport with electrically operated doors. A delightful private garden includes a large timber SUMMERHOUSE. Some scope for improvement here and there but a fine opportunity to acquire a home of character in a lovely village setting.

ACCOMMODATION

DINING ROOM

3.53m x 4.57m (11'7" x 15'0")

Having exposed stone fireplace and exposed stone walls, ORIGINAL BAKERS OVEN, exposed beams, stairs off to the first floor, wall lights, wooden boarded floor and modern double glazed window to the front elevation.

SITTING ROOM/STUDY

3.28m x 3.53m (10'10" x 11'7")

Having exposed stone walls, beamed ceiling, fireplace, modern double glazed window to the front elevation, wooden boarded floor.





KITCHEN/BREAKFAST ROOM

3.68m x 4.19m (12'1" x 13'8")

A range of painted units comprising base cupboards with wooden working surfaces over and wall cupboards, breakfast bar with cupboard storage beneath, integrated wine rack, deep glazed Butler sink, AEG integrated double oven and ceramic hob with stainless steel extractor over, space and plumbing for dishwasher, vertical radiator, tiled floor, modern double glazed French doors to the rear garden, modern double glazed windows to the side and rear, exposed rafters, tiled splashbacks.

UTILITY ROOM

1.52m x 1.73m (5'0" x 5'8")

With quarry tiled floor, electric consumer unit, radiator, space and plumbing for washing machine and stable door to the rear.

INNER HALL

Having wood boarded floor, arched display recess, built-in cupboard and radiator.

CLOAKROOM/WC

1.63m x 1.75m (5'4" x 5'8")

Having low level WC., wash handbasin with vanity storage cupboard below, heated towel rail, half tiled walls and modern double glazed window to the rear elevation.

LIVING ROOM

4.83m x 6.48m (15'10" x 21'4")

A spacious well proportioned room with wooden boarded floor, feature brick fireplace with inset coal effect stove, feature beamed ceiling, spotlights, two radiators and modern double glazed windows to front and rear elevation.

FIRST FLOOR LANDING

With loft hatch access, wall lights, radiator and modern double glazed window to the rear.

BEDROOM 1

3.78m x 7.87m (12'5" x 25'10")

A generous room with modern double glazed windows to both front and rear, two ranges of built-in wardrobes each with mirror doors and top cupboards, two radiators.

EN SUITE SHOWER ROOM

2.01m x 2.62m (6'7" x 8'7")

Having a fully tiled large walk-in shower with glazed screen, wash basin with vanity storage beneath and low level WC., tiled floor, tiling to walls, heated towel rail, spotlights and obscure double glazed window to the rear elevation.

BEDROOM 2

3.35m x 3.56m (11'0" x 11'8")

With two modern double glazed windows to the front elevation, fitted cupboard and radiator.

BEDROOM 3

2.51m x 4.57m (8'2" x 15'0")

Having two modern double glazed windows to the front elevation and radiator.

BEDROOM 4

2.31m x 3.71m (7'7" x 12'2")

Having modern double glazed window to the side elevation and radiator.

BATHROOM

1.83m x 3.28m (6'0" x 10'10")

Having a stylish deep bath with central tap, wash handbasin with vanity storage beneath and low level WC., half tiled walls, chrome heated towel rail, spotlights and cupboard containing Worcester gas fired boiler.

ANNEX

ENTRANCE LOBBY

With electrical consumer unit.

KITCHEN/LIVING ROOM

5.38m x 5.49m (17'8" x 18'0")

An spacious open-plan room with wooden double glazed windows to the side, French doors to the front and open hearth brick fireplace, coving spotlights, laminate floor and radiator. There are also base level cupboards and inset enamel sink and drainer with mixer tap.





Annex

BEDROOM

2.84m x 3.28m (9'4" x 10'10")

Having laminate floor, coving, wooden double glazed window to the side elevation and radiator.

SHOWER ROOM

1.93m x 2.84m (6'4" x 9'4")

Containing shower cubicle, pedestal wash basin and low level WC., chrome heated towel rail, half tiled walls, radiator, spotlights and fitted cupboard containing Worcester gas fired boiler.

OUTSIDE

The property stands behind a gravelled frontage with double ELECTRIC DOORS opening to the carport and allowing vehicular access to the rear where there is gravelled parking for several vehicles. The gardens comprise of paved patio, a large private lawn, Calor storage tank, outside tap, garden shed, and SUMMERHOUSE.

CARPORT

3.35m x 4.09m (11'0" x 13'5")

Having double electric doors.

SUMMERHOUSE

3.68m x 5.21m (12'1" x 17'1")

With timber deck.

SERVICES

Mains drainage, electricity and water are connected. Gas fired central heating (LPG) is installed to both buildings.

COUNCIL TAX

The property is in Council Tax Band F.

DIRECTIONS

From High Street head south on to London Road bearing left at the crossroads adjacent to McDonalds on to Bridge End Road. Proceed out of town up Somerby Hill continuing along taking the left turn to Ropsley. Proceed through Ropsley turning right as signposted to Little Humby. The property is virtually opposite Stone Lane.

LITTLE HUMBY

Little Humby is a picturesque small hamlet approximately 7/8 miles from Grantham. Over the last few years, Grantham has changed immensely as a result of an influx of buyers from the south, attracted by the 70 minute train link to London's Kings Cross.

Travel connections in the area are excellent - the A1 passes to the west of the town providing access to major commuter areas and the A52 crosses through taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline giving direct services to London Kings Cross , Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.



Annex



Summerhouse

Floorplan

GROUND FLOOR



1ST FLOOR



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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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.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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