



20 Main Street,
Wilsford. NG32 3NP



£450,000

- Tastefully Extended
- Generous Plot
- Delightful Village
- Well Maintained
- Flexible Family Accommodation
- Four Bedrooms
- Three Bathrooms
- Study/Dressing Room
- Viewing Recommended
- Freehold – Energy Rating D



Located in the very pretty village of Wilsford this spacious extended detached family home benefits from a beautiful large garden running down to a tributary of the River Slea. The accommodation of approximately 1,900 square feet has been extended by the current owners during their very happy 40 year tenure, and comprises of Reception Hall, Dining Room, Lounge with feature wood-burning stove, Breakfast Kitchen, Utility Room, Rear Lobby/Boot Room, Shower Room, FOUR DOUBLE BEDROOMS with a 5-piece En-suite to Bedroom 1 and a Dressing Room/Office alongside a modern Family Bathroom. The property also features UPVC double glazing and oil fired central heating. Outside to the front, there is a recently laid resin driveway that provides off-road for numerous cars. To the rear, there is a large sun terrace overlooking expansive private gardens with a babbling brook at the rear. In all approximately 0.22 OF AN ACRE.

ACCOMMODATION

ENTRANCE HALL

Having uPVC full obscure double glazed entrance door and full height uPVC obscure double glazed side panel, radiator, smoke alarm, stairs rising to the first floor landing and under stairs storage cupboard.

LOUNGE

5.03m x 3.94m (16'6" x 12'11")

With uPVC double glazed bow window to the front elevation. wood burning stove set into hearth with decorative stone surround, radiator.

DINING ROOM

3.99m x 2.69m (13'1" x 8'10")

Having uPVC double glazed window to the front elevation and radiator.





KITCHEN/BREAKFAST ROOM

5.05m x 3.05m (16'7" x 10'0")

Having two uPVC double glazed windows to the rear elevation overlooking the beautiful garden, a good range of eye and base level units including glazed display cabinet with recessed lighting, carousel style storage to the corners to maximise cupboard space, integrated plate rack, integrated wine rack, roll edge work surface with coloured sink and drainer and high rise mixer tap over, two inset 2-ring Neff induction hobs with an adjacent Neff griddle and stainless steel and glass extractor hood over, two single Neff stainless steel ovens, integrated dishwasher, integrated fridge and bin store, pull-out larder, countertop lighting, radiator, ceramic tiled floor and tiled splashbacks.

SHOWER ROOM

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

With two uPVC obscure double glazed windows to the rear elevation, a 3-piece suite comprising low level WC., wash basin and a fully tiled shower cubicle with sliding glazed shower screen and mains fed shower within, recessed spotlighting, ceramic tiled floor.

UTILITY ROOM

3.05m x 2.64m (10'0" x 8'8")

With uPVC double glazed window to the rear elevation enjoying garden views, built-in cupboard which also houses the floor standing pressurised oil fired central heating boiler, roll edge work surface with inset stainless steel sink and drainer with high rise mixer tap over, a good range of base level cupboards and drawers with matching eye level units, space and plumbing for washing machine, radiator and ceramic tiled floor. An archway leads through to the rear lobby.

REAR LOBBY/BOOT ROOM

3.61m x 2.82m (11'10" x 9'4")

Having uPVC double glazed window to the rear elevation, built-in storage cupboard ideal for storing ironing board, vacuum cleaner etc., ceramic tiled floor, tiled splashbacks, radiator and door to the garage.

FIRST FLOOR LANDING

4.88m x 1.83m (16'0" x 6'0")

Having uPVC double glazed window to the front elevation, smoke alarm and radiator and a pull-down loft hatch with built-in timber ladder leading to a boarded and lit storage space.

STUDY/DRESSING ROOM

3.00m x 1.93m (9'10" x 6'4")

Having uPVC double glazed window to the rear elevation, radiator and door into Bedroom 1. (Due to its proximity to Bedroom 1, this would make a perfect dressing room if required).

BEDROOM 1

5.56m x 2.82m (18'2" x 9'4")

With uPVC double glazed window to the front elevation, an extensive range of bedroom furniture to include wardrobes, bedside cabinets, overhead storage, chest of drawers and dressing table, radiator and recessed spotlights. A door leads through to the en suite bathroom.

EN SUITE BATHROOM

3.23m x 2.79m (10'7" x 9'2")

Having uPVC obscure double glazed window to the rear elevation, a 5-piece suite comprising pedestal wash basin, low level WC., bidet, jacuzzi bath and a fully tiled shower cubicle with mains fed shower within, recessed spotlighting, ceramic tiled floor, fully tiled walls, integrated extractor fan, radiator and airing cupboard housing the hot water tank serving the extension rooms and having shelving.

BEDROOM 2

5.03m x 3.96m (16'6" x 13'0")

With uPVC double glazed window to the front elevation, a range of fitted wardrobes with sliding doors, radiator and recessed spotlighting.

BEDROOM 3

4.57m x 3.05m (15'0" x 10'0")

Having uPVC double glazed window overlooking the garden, fitted bedroom furniture to include two double wardrobes and dressing table, radiator.

BEDROOM 4

3.91m x 2.67m (12'10" x 8'10")

With uPVC double glazed window to the front elevation, fitted bedroom furniture to include wardrobes and dressing table, radiator and laminate floor.

FAMILY BATHROOM

3.07m x 2.06m (10'1" x 6'10")

With uPVC obscure double glazed window to the rear elevation, a 3-piece white suite comprising WC with concealed cistern, wash basin set into an extensive range of vanity unit storage and a panelled bath with mixer tap and mains fed shower over with glazed shower screen, chrome heated towel rail, recessed spotlighting, and a second airing cupboard housing hot water tank and having shelf storage space.





OUTSIDE

To the front of the property is a resin driveway providing off-road parking for 5-6 cars, which also leads to the integral single garage. There is a storm porch covering the front entrance door, with outside lighting and security lighting, a lawned garden and gravelled borders with established shrubs. There is also stone walling to two boundaries and fencing to the remainder.

To the left-hand side a block paved pathway continues through a pedestrian gate onto a large block paved sun terrace at the rear which covers the full width of the property. There is also an oil storage tank concealed behind a dwarf stone wall, outside lighting and outside tap. Steps lead down onto an extensive lawned garden which has well stocked established borders, stone wall and fencing to the boundaries. There are also several mature trees and a timber SHED for storage. At the bottom of the garden steps lead down to the brook, a tributary of the River Slea.

GARAGE

5.31m x 3.07m (17'5" x 10'1")

With up-and-over door, door to the rear lobby, power and lighting.

SERVICES

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

COUNCIL TAX

The property is in Council Tax Band E.

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. Proceed through the village and the property is on the left-hand side just past the telephone box.

WILSFORD VILLAGE

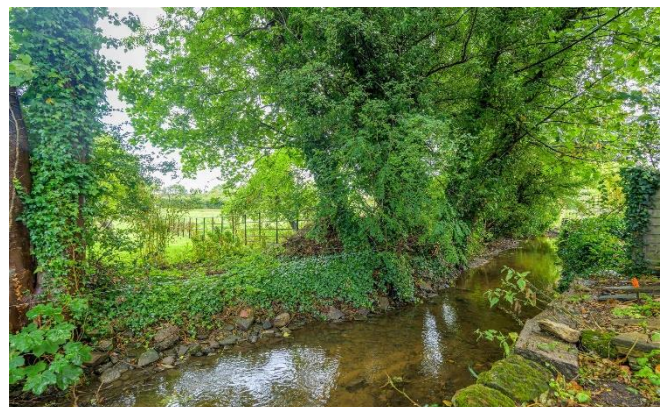
Wilsford is a quiet village situated just off the A153 Grantham to Sleaford road with a tight-knit community. There is a Church and public house with restaurant in the village.

The village of Ancaster situated 8 miles north east of Grantham just off the A153 and approximately one and a half miles away offers Woodland Waters beauty spot and campsite with bar and restaurant and petrol station with shop opposite as well as the village itself which has a doctors' surgery, day nursery, barbers studio, local Post Office, respected Junior School, butchers, Co-op store, public house with Chinese takeaway, social club, monthly mobile library service and a bus route to both Grantham and Sleaford. Ancaster boasts an unmanned East Coast Mainline Station between Nottingham and Skegness (pay on the train), calling at Grantham, Sleaford and Boston. Via the B6403 or "Viking Way", it is also only a 10 minute drive from RAF Cranwell.

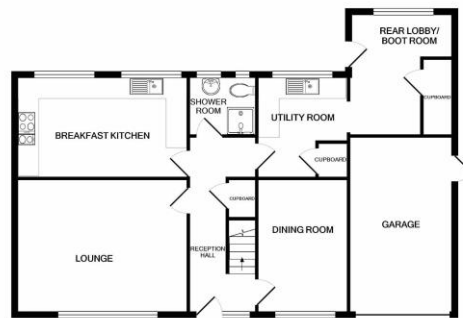
AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

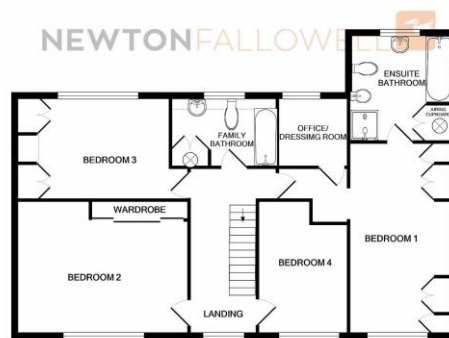
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



Floorplan

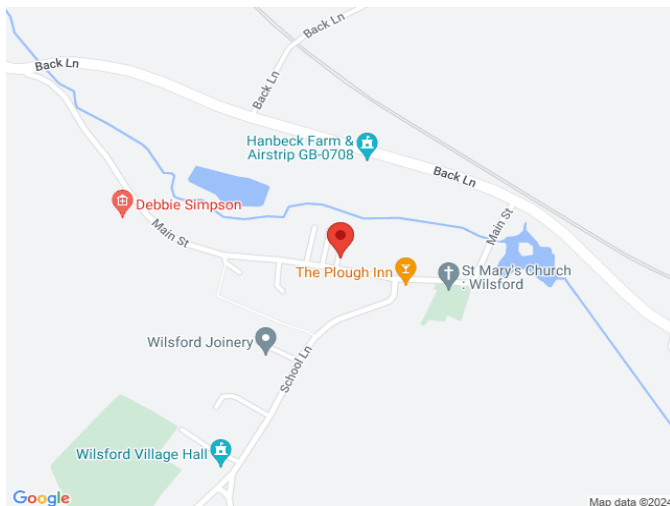


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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