



Jasmine Cottage, 1 Orchard Nurseries,  
Foston, NG32 2FX



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Freehold

Guide Price £600,000 to £625,000



## Key Features

- Cottage Style Modern Home
- Impressive Family Accommodation
- Separate Dining Room/Sitting Room
- Refitted Kitchen and Bathrooms
- Ground Floor Cloakroom & Utility
- Lounge with fireplace and stove
- Four Double Bedrooms
- Three Bathrooms
- South Facing Garden
- Freehold – Energy Rating C





A stylish cottage style individual detached house forming part of an award winning small development by Able Homes, the well known local builders. Jasmine Cottage offers stylish and beautifully presented family accommodation which has been considerably enhanced with upgraded kitchen and bathroom fittings as well as wooden floors and a wood burning stove. There is a welcoming reception hall with a spacious galleried landing over, a contemporary open plan kitchen/dining room and a comfortable lounge as well as a separate dining room or second sitting/TV room and a study. The first floor accommodation comprises FOUR DOUBLE BEDROOMS, a superb en suite bathroom to the master bedroom and a second en suite shower room as well as a family bathroom. Outside there is a detached double garage together with a private SOUTH FACING rear garden that is not overlooked. This property is ready to move into without the need of further investment.

### ACCOMMODATION

#### RECEPTION HALL 6.32m x 2.71m (20'8" x 8'11")

Having entrance with tiled porch canopy over, oak flooring, cloaks cupboard, coving, spotlights, wooden framed double glazed window to the rear elevation, intruder alarm panel, radiator and staircase off to the first floor.

#### CLOAKROOM 1.73m x 1.22m (5'8" x 4'0")

Having low level WC., pedestal wash basin, wooden framed double glazed window to the front elevation, oak flooring and coving.

#### KITCHEN/DINING ROOM 7.18m x 5.10m (23'7" x 16'8")

An impressive open-plan kitchen/dining room that has been recently refitted to include a comprehensive range of walnut style fittings including base cupboards with granite work surfaces over and matching eye level cupboards with under cupboard lighting, island with granite top and breakfast bar, Smeg twin bowl stainless steel sink and drainer, appliances include a range cooker, integrated fridge and freezer and integrated

dishwasher, tiled floor, spotlights, coving, two radiators, three wooden framed double glazed windows to the front elevation and wooden framed double glazed French doors to the garden.

#### UTILITY ROOM 2.41m x 1.49m (7'11" x 4'11")

Fitted in similar style to the kitchen to include base cupboards and working surfaces, inset stainless steel sink, space and plumbing for washing machine and tumble dryer, wall mounted gas fired boiler, coving and wooden framed double glazed window to the rear elevation.

#### LOUNGE 6.12m x 3.91m (20'1" x 12'10")

A very comfortable room with a brick fireplace and inset log burner/wood burning stove, two radiators, oak flooring, wooden framed double glazed French door to the garden, wooden framed double glazed window to the rear and coving.

#### SITTING/DINING ROOM 3.57m x 3.25m (11'8" x 10'8")

A twin aspect room with wooden framed double glazed windows to the front and side elevation, oak flooring, coving and radiator.

#### STUDY 2.61m x 2.58m (8'7" x 8'6")

Fitted with an excellent work station area incorporating desk and work space with a comprehensive range of cupboards, wooden framed double glazed window to the side elevation, radiator, oak flooring and coving.

#### GALLERIED LANDING 3.70m x 3.34m (12'1" x 11'0")

Having built-in airing cupboard, central heating control, radiator, coving and loft hatch access.

#### MASTER BEDROOM 5.33m x 5.03m (17'6" x 16'6")

A generous master bedroom overlooking the rear garden through a full width floor to ceiling wooden framed double glazed window and having two built-in double wardrobes and two radiators.





### EN SUITE BATHROOM

4.67m x 2.04m (15'4" x 6'8")

Refitted to a high standard to include a free-standing roll top bath on ball and claw feet and with central tap, a double width shower with Italian terrazzo tiled surround, wash basin with vanity storage beneath and granite top, low level WC., wood framed obscure double glazed window to the side elevation, Velux rooflight, radiator, heated towel rail, shaver socket, half tiling to walls and spotlights.

### GUEST BEDROOM

4.11m x 3.57m (13'6" x 11'8")

A twin aspect room with wooden framed double glazed window to the front and side elevation, radiator.

### EN SUITE SHOWER ROOM

1.89m x 1.66m (6'2" x 5'5")

Having a shower cubicle, pedestal wash basin and low level WC., half tiling to walls, tiled floor, shaver socket and heated towel rail, wooden framed double glazed window to the front.

### BEDROOM 3

3.90m x 3.79m (12'10" x 12'5")

With wooden framed double glazed window to the rear elevation, built-in double wardrobe, coving and radiator.

### BEDROOM 4

3.91m x 2.60m (12'10" x 8'6")

Having wooden framed double glazed window to the side elevation, built-in double wardrobe, radiator and coving.



### FAMILY BATHROOM

2.62m x 2.59m (8'7" x 8'6")

Refitted comprising suite of panelled bath, separate shower cubicle, wash basin and low level WC., wooden framed double glazed window to the side elevation, radiator and tiled surrounds.

### OUTSIDE

The property stands behind an open-plan front garden laid to lawn with flower and lavender borders and a gravelled driveway leads to the garage. There is an attractive additional garden to the rear of the garage with frontage to Tow Lane.

Gated side access leads to the rear garden which is a particular feature and enjoys a south facing aspect, a good level of privacy and offers a secure space for pet owners. It has lawn, established borders, shrubs, suntrap patio, garden SHED and GREENHOUSE on tiled base, vegetable bed, fruit trees and outside tap and lighting. There is also a pergola with decking and lighting, a grape vine and wisteria.

### DOUBLE GARAGE

5.50m x 5.46m (18'0" x 17'11")

A detached double garage with a hip tiled roof and twin up-and-over doors.

### SERVICES

Mains water, gas, electricity and drainage are connected.

### COUNCIL TAX

The property is in Council Tax Band F.

### DIRECTIONS

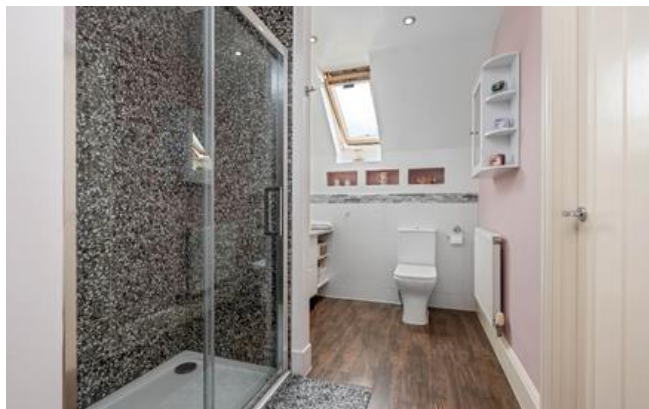
From Grantham join the A1 at Downtown and continue north along the A1 turning left as signposted to Long Bennington and Foston. Take the right turn for Foston adjoining the roundabout and follow the signs for the village eventually on to Newark Hill. Bear right onto Tow Lane (one-way) and right into Orchard Nurseries. The property is immediately on the left.

### FOSTON

Foston is a small village some 8 miles north of Grantham just off the A1. It is also 13 miles south of Newark and 30 miles east of Nottingham. Nearby Long Bennington offers local doctors surgery, primary school, various shops including a Co-op, public houses and local sports facilities. Foston is within the catchment for the Grammar Schools of Grantham (buses to Grantham and Newark schools).

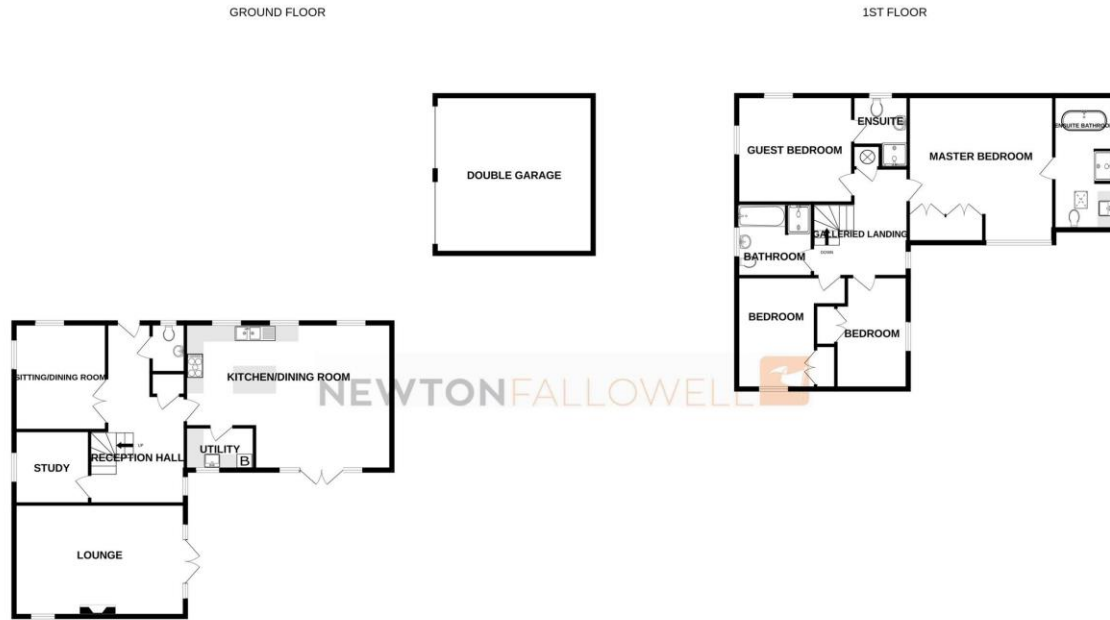
### AGENT'S NOTE

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



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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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