



Little Tobies, Stone Pit Lane,  
Marston, NG32 2JH



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**Guide Price £350,000 to £360,000**

- Over 1,300 Square Foot Living Space
- Extensive Detached Bungalow
- Immaculate Condition Throughout
- Within Popular Village
- Large Driveway & Double Garage
- Modern Kitchen/Diner
- Utility/WC
- Three Double Bedrooms
- Generous Plot
- Freehold – Energy Rating E



Situated within the popular village of Marston, 'Little Tobies' is a generous sized three bedroom detached bungalow that sits on a fantastic plot! With over 1,300 square foot of living space, the bungalow offers ample room for the family. Viewing the property is essential to appreciate the size on offer! The well-presented accommodation comprises an entrance porch opening into a spacious hallway, a modern fitted kitchen/diner, living room, conservatory, three generous sized double bedrooms, family bathroom and a further utility room/WC. To the front and side of the property is a block-paved driveway, offering ample parking, leading to a double garage!

## ACCOMMODATION

### ENTRANCE PORCH

With uPVC half glazed entrance door to the side aspect and uPVC double glazed window to the front aspect.

### ENTRANCE HALL

Having storage cupboard with power, radiator, laminate flooring and telephone point.

### LOUNGE

5.70m x 3.32m (18'8" x 10'11")

A dual aspect room with uPVC double glazed windows to the front and side aspect, radiator, electric fire (with potential for the installation of a log burner), spotlights.





## KITCHEN / DINER

3.60m x 6.21m (11'10" x 20'5")

A spacious room with an excellent range of base level cupboards and drawers with matching eye level units, inset one and a half bowl sink and drainer with high rise mixer tap over, inset Rangemaster double oven, electric induction hob with glass splashback and extractor over, space for American style fridge freezer, two radiators, tiled splashbacks, vinyl flooring, ceiling spotlights, hardwood double glazed sliding door to the conservatory and uPVC double glazed window to the side aspect.

## CONSERVATORY

2.50m x 4.22m (8'2" x 13'10")

Of uPVC double glazed construction with laminate flooring and French doors to the rear.

## UTILITY ROOM / WC

1.92m x 2.31m (6'4" x 7'7")

Having eye and base level units, worktop with inset sink and drainer, space and plumbing for washing machine, space for tumble dryer and space for further under unit appliance, uPVC obscure double glazed window to the front aspect, tiled splashbacks, ladder style heated towel rail, laminate flooring and low level WC.

## BEDROOM 1

4.14m x 4.56m (13'7" x 15'0")

With large uPVC double glazed window to the side aspect and radiator.

## BEDROOM 2

3.04m x 3.00m (10'0" x 9'10")

Having uPVC double glazed window to the side aspect, built-in wardrobes and radiator.

## BEDROOM 3

3.06m x 3.00m (10'0" x 9'10")

With uPVC double glazed window to the side aspect looking into the conservatory, built-in wardrobes and television point.

## FAMILY BATHROOM

With uPVC obscure double glazed window to the side aspect, a 4-piece white suite comprising panelled bath, pedestal wash basin, separate fully tiled shower cubicle and low level WC., airing cupboard, ladder style heated towel rail, spotlights and tiling to half height.

## OUTSIDE

To the front there is a block paved driveway offering parking for several vehicles and leading down the side of the property through metal gates to a detached double garage. The front garden is pleasantly laid out with gravelled areas, many mature trees and shrubs. There is a good sized patio seating area to the rear with a separate gated lawned garden off, outside lighting, oil storage tank and cold water tap.

## DOUBLE GARAGE

With twin up-and-over doors, 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 leave Grantham town via Watergate proceeding over traffic lights on to North Parade, through Gonerby Hill Foot and Great Gonerby joining the A1 north at the Downtown roundabout. Continue along the A1 until you see the signpost for Marston, take this turning and you will enter the village via Toll Bar Road which runs in to Main Street. Take the left turn on to Stone Pit Lane and the property is on the right-hand side.

## MARSTON VILLAGE

The village is conveniently situated for access to the A1 south and is approximately 5.5 miles from the village of Long Bennington where excellent amenities are available. Long Bennington is situated very close to the A1 north and south (ideal for commuting) and there are two very good public houses (both with restaurants), a wine bar with restaurant, coffee/tea shop with lite bites and much acclaimed cakes, Deli with Cafe, Co-op, fish and chip shop, Indian takeaway and doctors' dispensing surgery. There are also local sports facilities such as bowling green, tennis courts and football pitch. Marston village has a community owned pub and village shop offering pub, restaurant and cafe, a well stocked store offering everyday essentials, pantry staples as well as locally sourced meats, bakery products, fruit and veg and also dairy produce and beverages of all kinds. It has its own primary school and Wagtail Country Park with 3 acres of fishing lakes is close by.





### 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

GROUND FLOOR



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