



1 Mill Lane, Marston,  
Grantham. NG32 2HS



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**£925,000**

- Highly Individual Home
- Favoured Village Location
- Integral Self-contained Annex
- Impressive Entrance Hall
- Galleried Landing
- Kitchen with AGA
- Kitchen with AGA
- Four Reception Rooms
- Six Bedrooms
- Four Bathrooms
- Double Plot with South Facing Gardens
- Freehold - Energy Rating D





A superb individually designed detached home built to the owners' specification and occupying an expansive plot of approx. 0.5 acre within this much favoured village. The property offers very spacious family accommodation together with an integral self-contained annex.

There is an impressive reception hall, two cloakrooms, kitchen/breakfast room with AGA, utility room, dining room, study/sitting room and drawing room with a splendid bay window overlooking the rear garden. Upstairs, there is a galleried landing giving access to a master bedroom suite with dressing area and ensuite bathroom. Three additional large double bedrooms and two bathrooms together with a large games room/further bedroom complete the upstairs. All bedrooms have double aspect windows with the rear ones also having access to the external balcony.

The integral self-contained annex comprises a living room, kitchen, inner hall, shower room and double bedroom.

Additional features include a generous integral double garage with electric roller doors, workshop off, an in/out driveway and private south facing landscaped gardens. Ideal for an extended family so if space and versatility are key considerations this property ticks the boxes handsomely. Viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE PORCH

### RECEPTION HALL 4.25m x 8.22m (13'11" x 27'0")

With galleried landing over, feature exposed brickwork, coving, two radiators, thermostat and large cloaks cupboard.

### CLOAKROOM/WC

With low level WC., pedestal wash basin, radiator, tiled floor and coving.

### KITCHEN 4.12m x 5.14m (13'6" x 16'11")

Having three uPVC double glazed windows to the rear elevation. Comprehensively fitted with a matching range of eye and base level cupboards with granite working surfaces incorporating one and a half bowl sink and drainage grooves; oil fired Aga, Neff integrated oven, integrated dishwasher, integrated fridge freezer, tiled floor, coving and tiled splashbacks.

### BREAKFAST ROOM 3.11m x 3.35m (10'2" x 11'0")

With uPVC double glazed patio door to a terrace, feature beam, coving, double doors to the dining room, archway to the kitchen and radiator.

### DINING ROOM 3.34m x 4.19m (11'0" x 13'8")

With uPVC double glazed patio doors to the garden, double doors to the breakfast room and radiator.

### UTILITY ROOM 2.18m x 3.37m (7'2" x 11'1")

Having uPVC double glazed window and external half double glazed door to the rear, stainless steel sink and drainer, space and plumbing for washing machine, Grant oil fired condensing boiler, tiled floor.

### WC 0.87m x 1.78m (2'11" x 5'10")

Having a low level WC., wash basin, quarry tiled floor and coving.

### STUDY 4.04m x 4.15m (13'4" x 13'7")

With uPVC double glazed windows to front and side, two radiators and coving.

### DRAWING ROOM 4.13m x 6.97m (13'6" x 22'11") plus bow window and inglenook fireplace.

A most spacious room with large brick inglenook fireplace with back lighting and quarry tiled hearth, bandstand uPVC double glazed window to the rear, uPVC double glazed French door to the garden, three radiators and cornicing.







## GALLERIED LANDING

A galleried landing with two uPVC double glazed dormer windows to the front elevation, radiator, walk-in airing cupboard, coving.

## INNER LANDING

With pull-down loft ladder and access to games room.

## BEDROOM 1 4.15m x 5m (13'7" x 16'5") plus wardrobes.

Having three uPVC double glazed windows to the rear elevation and uPVC double glazed window to the side elevation, uPVC double glazed door to a balcony, radiator and coving, DRESSING AREA with a range of built-in wardrobes.

## EN SUITE BATHROOM 2.94m x 3.3m (9'7" x 10'10")

With two obscure uPVC double glazed windows to the rear elevation, a deep panelled spa bath, shower cubicle, wash basin with vanity storage beneath, bidet and low level WC., chrome heated towel rail, shaver point, half tiled walls and tiled floor.

## BEDROOM 2 4.15m x 4.2m (13'7" x 13'10")

With two uPVC double glazed windows to the front and side elevation with views over paddock land, a range of fitted wardrobes, radiator.

## BEDROOM 3 4.06m x 4.15m (13'4" x 13'7")

With two uPVC double glazed windows to the rear elevation, uPVC double glazed window to the side elevation, uPVC double glazed door to balcony and radiator.

## BEDROOM 4 4.15m x 4.63m (13'7" x 15'2")

With two uPVC double glazed windows to the front and side elevation with views over paddock land, radiator.

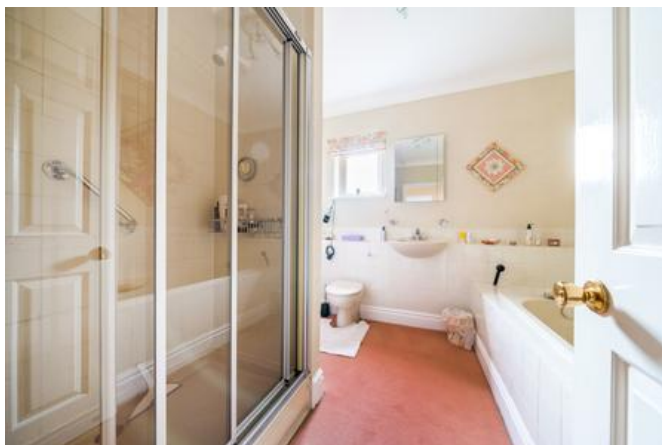
## GAMES ROOM/BEDROOM 4.37m x 6.35m (14'4" x 20'10")

Having uPVC double glazed window to the side elevation and eaves storage cupboards.

## BATHROOM 3.33m x 4m (10'11" x 13'1")

With two uPVC obscure double glazed windows to the rear elevation, carpeted steps up to a deep panelled bath, low level WC., floating wash basin, bidet, shower cubicle, coving, radiator and half tiling.





#### **BATHROOM TWO 2.67m x 2.77m (8'10" x 9'1")**

With uPVC double glazed window to the side elevation, shower cubicle, panelled bath, wash basin and low level WC., half tiled walls, radiator/towel rail.

#### **GROUND FLOOR ANNEX - Photographs of annex available on web portals only.**

#### **BEDROOM 4.1m x 4.5m (13'6" x 14'10")**

Having a range of fitted wardrobes, radiator, three uPVC double glazed windows to the front elevation, coving and supplementary electric heater.

#### **INNER HALL**

Having walk-in airing cupboard and built-in cloaks cupboard, loft hatch access.

#### **SHOWER ROOM 1.79m x 2.66m (5'11" x 8'8")**

A fully tiled shower room containing shower cubicle, low level WC and wash basin, coving, Dimplex electric heater.

#### **LIVING ROOM 2.65m x 5.62m (8'8" x 18'5")**

Having uPVC double glazed French doors to the garden, uPVC double glazed window to the front elevation, electric storage heater and coving.

#### **KITCHEN 2.67m x 3.96m (8'10" x 13'0")**

Containing a range of eye and base level cupboards, working surfaces, sink and drainer, electric storage heater, coving, external half glazed door to the rear.

#### **OUTSIDE**

The property has an in and out block paved driveway flanked by lawn and to the rear there is a large sandstone patio, extensive lawn and many mature shrubs and trees to the borders, with hedging to the boundaries.

There is an integral tank room containing large capacity oil storage tank.

#### **DOUBLE GARAGE 5.88m x 6.37m (19'4" x 20'11")**

Having twin electrically operated up-and-over doors, light and power, inspection pit and WORKSHOP ( 1.94m x 2.08m - 6'4" x 6'9") with work bench.



## SERVICES

Mains water, electricity and drainage are connected. The property has oil fired central heating. The electricity supply to the annex is submetered.

## COUNCIL TAX

The property is in Council Tax Band G.

## 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 turning right into Pinfold Lane, left onto Barkston Road and right into Mill Lane where the property is on the right. Alternatively the property can be accessed by leaving the A1 at Long Bennington and following the directions for Foston then Hougham and into Marston.

## MARSTON VILLAGE

There are facilities available in Marston village, which has a primary school and community owned pub and village shop 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. The village hall and playing field are also shared with Hougham.

Travel connections in the area are excellent - the A1 passes to the west of Grantham providing access to major commuter areas with an access point also close to Marston, and the A52 crosses through Grantham taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline with direct services to London King's Cross from around 70 minutes, 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 two grammar schools.

## LOCAL INFORMATION

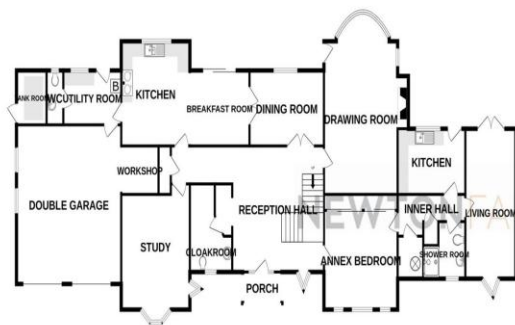
Long Bennington, just under 5 miles away, offers excellent amenities and is within the catchment for the Grammar Schools of Grantham and so is very popular with families (buses to Grantham and Newark schools). Indeed the local Primary School is extremely well respected and for the adults there are good public houses/restaurants, Co-op, fish and chip shop, dispensing surgery and limited hours Post Office etc. There are also local sports facilities such as bowling green, tennis courts and football pitch.

Newark, just under 10 miles north, is a traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. It boasts a wealth of successful independent shops and boutiques, as well as a national chains.





GROUND FLOOR

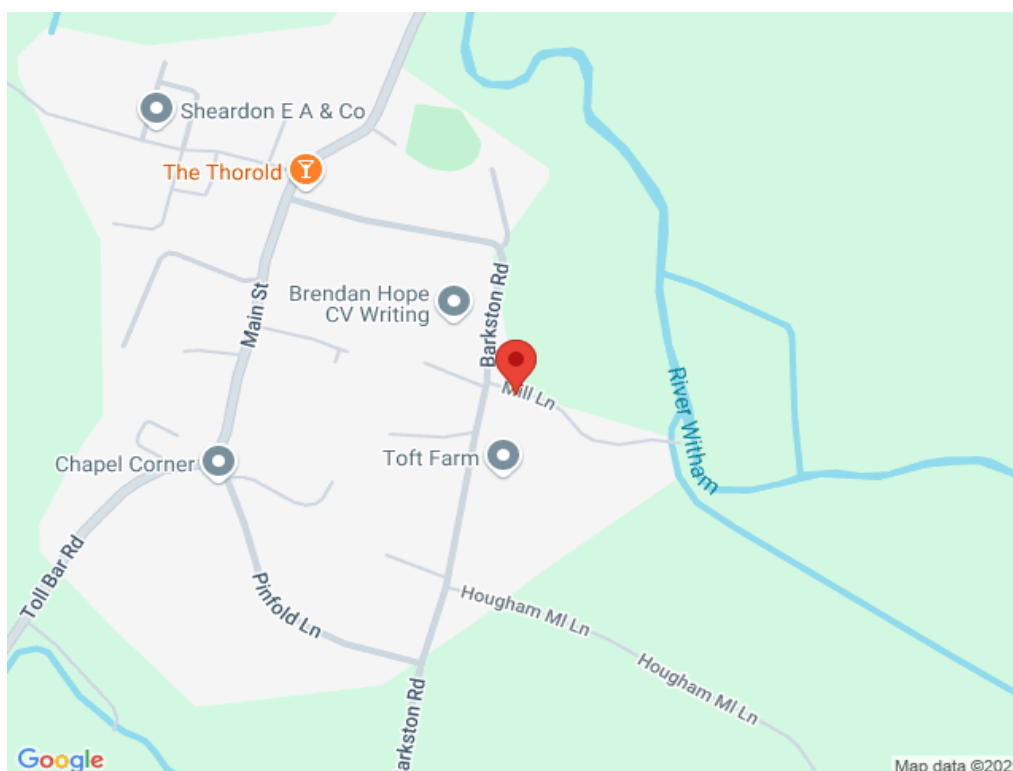


1ST FLOOR



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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**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.



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