



The Lock House, Sedgebrook Road,  
Woolsthorpe By Belvoir, NG32 1NY



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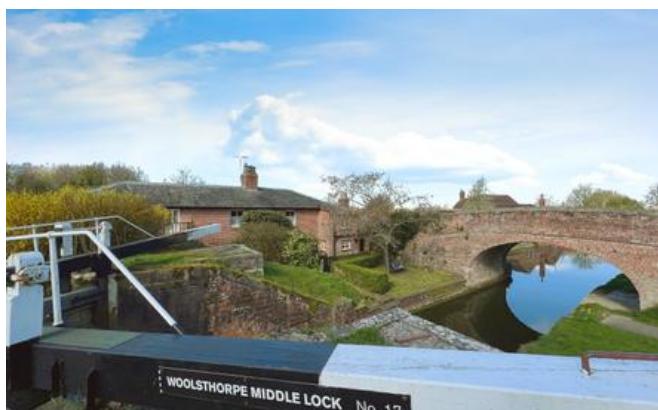
Freehold

Guide Price £600,000 to £615,000

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## Key Features

- Stunning Period Home
- Beautiful Location Overlooking Canal & Lock
- Spacious and Well-Presented
- Four Double Bedrooms
- Versatile Living Spaces
- Bursting With Character Throughout
- Desirable Vale of Belvoir Location
- Viewing A Must!
- Freehold - EPC: Rating E





Situated in a stunning and peaceful spot overlooking Woolsthorpe Lock, is this charming and deceptively spacious Four Bedroom Detached Home. Bursting with character features throughout, this period-built home is set within the ever-popular village of Woolsthorpe by Belvoir, in the heart of the Vale of Belvoir! Boasting over 1,800 square foot of accommodation and sitting on a generous plot, the property makes for the perfect family home. With a wealth of period features including an original bread oven with brick surround, exposed beams, original cast iron fireplace and a number feature fireplaces, the home truly is one of a kind! The accommodation briefly comprises as follows: Entrance Hall, Kitchen/Breakfast Room, Snug/Dining Room, Entrance Porch, Lounge, Study, first floor Landing, Four Bedrooms, one with an En-Suite, family Bathroom, and a Shower Room. Viewing highly advised to appreciate the quality of accommodation on offer! To the front of the property is a fully enclosed and private garden that is accessed via wooden gates and provides ample parking, that leads to a spacious garage. To the rear of the property is beautiful space that gives the owner the opportunity to overlook Woolsthorpe Lock and Canal! Viewing highly advised to appreciate the quality of accommodation on offer! **No Upward Chain.**

## ACCOMMODATION

### ENTRANCE HALL

With wooden entrance door to the side, exposed brick wall, exposed beams, tiled flooring and cloaks hanging space.

### KITCHEN / BREAKFAST ROOM

**3.05m x 8.75m (10'0" x 28'8")**

With two windows to the side and one to the rear elevation, having a comprehensive range of base level cupboards and drawers with matching wall cupboards, glazed display cabinet, inset ceramic sink and drainer with high rise mixer tap, exposed brickwork with original

bread oven, exposed beams, recess housing range cooker, space and plumbing for dishwasher, space for upright fridge freezer, radiator, box seating area with storage beneath, tiling to walls and tiled flooring.

### SNUG / DINING ROOM

**3.83m x 3.49m (12'7" x 11'6")**

Having window to the front aspect, door to the rear, under stairs storage, an attractive cast iron fireplace/cooking range with dog grate, feature chequered quarry tiled flooring, exposed ceiling beams, radiator and wall lights. A door leads to the stairs to the first floor.

### WC

With WC, wash basin, tiled flooring and window to the rear.

### ENTRANCE PORCH

With views over the front garden and door to the front.

### LOUNGE

**4.35m x 5.05m (14'4" x 16'7")**

With window to the front and rear, feature brick inglenook style fireplace with hearth and arched heavy beam over, exposed ceiling beams, laminate flooring and radiator.

### STUDY

**4.2m x 3.04m (13'10" x 10'0")**

With double doors to the front garden and radiator.

### FIRST FLOOR LANDING

Having two windows to the rear aspect affording views over the canal, storage cupboard and radiator.

### BEDROOM ONE

**3.49m x 4.45m (11'6" x 14'7")**

A generous double bedroom with window to the front aspect, fitted wardrobes, laminate flooring and radiator. There is also a door to a wooden balcony offering those canal and lock views.

### EN-SUITE

**1.5m x 1.9m (4'11" x 6'2")**

With window to the front aspect, exposed beams, shower cubicle, wash basin inset to tile topped vanity unit, corner low level WC., extractor fan, radiator and tiled flooring.







## BEDROOM TWO

3.52m x 3.39m (11'6" x 11'1")

Having window to the front aspect, built-in wardrobe, radiator and feature fireplace.

## BEDROOM FOUR

2.54m x 3.88m (8'4" x 12'8")

With window to the front and side aspects, radiator.

## FAMILY BATHROOM

2.28m x 2.83m (7'6" x 9'4")

With window to the rear aspect, panelled bath with shower attachment, contemporary wash basin with mixer taps on wash stand and low level WC., radiator, part panelled walls and tiled flooring.

## SHOWER ROOM

A compact area comprising shower cubicle with rain head shower over, extractor fan and tiling.

## BEDROOM THREE

3.07m x 3.87m (10'1" x 12'8")

With window to the front aspect, built-in wardrobe, radiator and loft access.

## OUTSIDE

The front garden is laid to lawn, being fully enclosed and approached through wooden gates with gravelled area leading to the garage. There are various seating areas, and mature trees and bushes with two outbuildings and a vegetable patch. The rear garden overlooks the lock and canal offering a tranquil seating area with lawn and box hedging. It is fully enclosed.

## GARAGE

4.41m x 5.21m (14'6" x 17'1")

With double doors, power and lighting.

## Note

The property cleverly offers a blend of modern and old with many period features to include stripped pine ledge latch style doors, exposed beams, exposed brick fireplaces, one being inglenook style; original bread oven, cast iron radiators etc.



## SERVICES

Mains water and electricity are connected. The property has a private drainage system.

## COUNCIL TAX

The property is in Council Tax Band E.

## DIRECTIONS

From High Street continue on to Watergate taking the left turn at the traffic lights and proceeding over the roundabout adjacent to Asda on to Barrowby Road (A52). Continue under the railways bridge and along Barrowby Road, over the roundabout and leave Grantham. Continue along the A52 to Sedgebrook taking the left turn signposted Stenwith & Woolsthorpe onto Woolsthorpe Lane. Stay on this road and as the road bends slightly it becomes Sedgebrook Road. The property is approached from a track leading from Sedgebrook Road. Head towards The Duck public house and the property is opposite the entrance through timber gates.

## WOOLSTHORPE BY BELVOIR

Woolsthorpe by Belvoir is approximately 6 miles west of Grantham and 12 miles from Melton Mowbray and joins the county border with Leicestershire. The village has a doctors' surgery, two public houses (The Chequers Inn public house with restaurant and The Duck) and village hall with restricted use of a Post Office. Further amenities are available at close by villages. Belvoir Castle, the family home of the Duke and Duchess of Rutland, is just over 2 miles from the property.

Grantham is approximately 26 miles south of Lincoln and 24 miles east of Nottingham. With its central UK location it is conveniently placed close to the A1 north-south and has main line station offering easy access to London King's Cross (approx. 72 minutes). The town also has excellent schooling, several supermarkets and a Saturday street market.





## Floorplan



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

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**Anti-Money Laundering Regulations** – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the 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.

