



Main Street, Wilsford,  
NG32 3NU



**£499,950**

- Individual Stone Built House
- Delightful Conservation Village
- Stylishly Fitted Accommodation
- Immaculately Presented
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Three Reception Rooms
- Four Bedrooms
- Dressing Room, En Suite Bathroom
- Family Shower Room
- Freehold
- EPC: Rating C



Lime House is an individual detached house built of Clipsham stone beneath a pantile roof to blend with the traditional village scene and forms part of a small exclusive development of only four characterful homes on the site of a former orchard. The property offers spacious accommodation of some 1830 square feet and is stylishly fitted and elegantly decorated throughout. The ground floor layout comprises an entrance hall with cloakroom off, a comprehensively fitted kitchen/breakfast room with utility room off, a lovely drawing room, dining room and study. At first floor level there is a master bedroom with dressing room and bathroom en suite, a generous guest bedroom, two further bedrooms and a shower room. The house has been thoughtfully designed to allow the roof space to be easily converted to provide additional accommodation if required. Externally there is a good sized garage and a nicely landscaped garden. Early viewing recommended.

## ACCOMMODATION

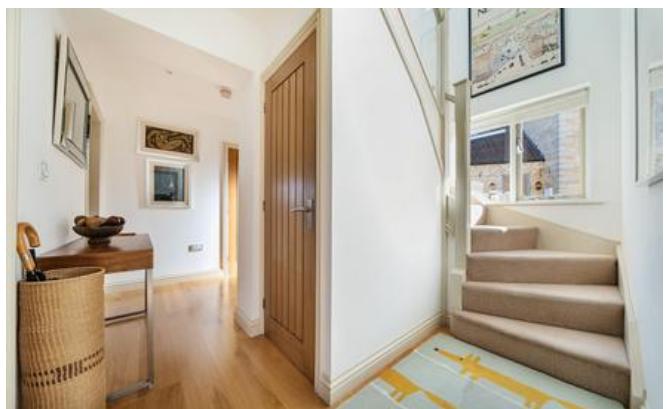
### ENTRANCE HALL

Having an oak entrance door, engineered oak flooring, intruder alarm panel, spotlights, smoke alarm, staircase off to the first floor accommodation, understairs storage cupboard and double glazed window to the front elevation.

### CLOAKROOM

With low level WC., wash basin with vanity storage, tiled floor, extractor fan, spotlights and obscure double glazed window to the front elevation.





## KITCHEN/BREAKFAST ROOM

4.1m x 4.39m (13'6" x 14'5")

Comprehensively fitted with a range of stylish units comprising base cupboards with Corian style work surfaces and eye level cupboards, island unit with glazed top, inset sink and drainer with utility mixer tap over, Siemens integrated double oven and Caple 5-burner gas hob (LPG) with Caple extractor hood over, American style fridge freezer, tiled floor, double glazed patio doors with fitted blinds to garden, double glazed window to the side elevation and smoke alarm.

## UTILITY ROOM

Having a range of base cupboards and work surfacing, integrated washing machine and tumble dryer, Worcester oil fired boiler, external half double glazed door to the side, extractor fan and tiled floor.

## DINING ROOM

3.29m x 5.05m (10'10" x 16'7")

With double glazed window to the rear elevation, double glazed French doors to the garden with fitted blinds, engineered oak floor.

## SITTING ROOM

3.66m x 6.71m (12'0" x 22'0")

Having aspects to both front and rear and open arch to the dining room, engineered oak floor, wood burning stove with marble surround and hearth.

## STUDY

3.01m x 3.28m (9'11" x 10'10")

With double glazed window to the front elevation.

## GALLERIED LANDING

With glazed balustrade, double glazed window to the front elevation, radiator, smoke alarm and loft hatch with drop down folding ladder.

## BEDROOM 1

3.64m x 3.83m (11'11" x 12'7")

With double glazed window to the front elevation with views towards fields, a range of fitted wardrobes, radiator, spotlights and smoke alarm.

## DRESSING ROOM

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

## EN SUITE BATHROOM

With obscure double glazed window to the rear aspect and containing Duravit fittings comprising a deep panelled bath with central mixer, large shower cubicle, wash basin and low level WC., LED lit mirror with integrated shaving point, electric under floor heating, chrome heated towel rail, tiled walls.

## BEDROOM 2

4.08m x 4.75m (13'5" x 15'7")

With double glazed window to the side elevation, radiator, spotlights, three additional Velux windows.

## BEDROOM 3

2.76m x 3.6m (9'1" x 11'10")

With double glazed window to the rear elevation, built-in wardrobe with glazed doors, radiator, spotlights.

## BEDROOM 4

2.77m x 3.01m (9'1" x 9'11")

Having double glazed window to the front elevation with views towards fields, radiator and spotlights.

## FAMILY SHOWER ROOM

Also with Duravit fittings, having large double shower cubicle with rain head shower and additional spray, wash basin and low level WC., LED lit mirror with integrated shaving point, chrome heated towel rail, tiled floor and fully tiled walls.

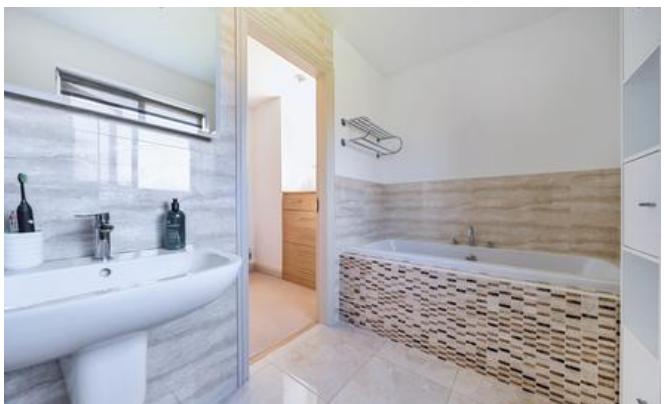
## ATTIC

4.79m x 8.9m (15'8" x 29'2")

Measured to purlins.

## OUTSIDE

Lime House is approached by a gravelled driveway off Main Street giving ample parking and leading to the garage at the rear. The gardens have been carefully landscaped and maintained and comprise lawn with mature Lime tree, borders and shrubs, timber deck, sandstone pathways, hand gate with steps to Main Street, oil storage tank, stone wall and laurel hedging to the boundaries. There is also a timber SUMMERHOUSE.





## GARAGE

3.21m x 6m (10'6" x 19'8")

With electrically operated up-and-over door, light and power and personal door to the side.

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating is installed. The property has under floor heating to the ground floor and radiators to the first floor.

## 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 along Town End, take the right turn near the end on the bend onto Main Street. The property is a short distance along on the right-hand side.

## WILSFORD VILLAGE

Wilsford is a pleasant village approximately one and a half miles from the larger village of Ancaster, it has a public house and bus service etc. Ancaster, approximately 8 miles to the north east of Grantham and 6 miles west of Sleaford offers doctors surgery, local Post Office and Premier store, respected Junior School, butchers, Co-op, public house, takeaway, mobile fresh fish van, train station and regular bus route to both Grantham and Sleaford. There is the neighbouring Woodland Waters beauty spot and campsite and also easy access to the A17.

## AGENT'S NOTE

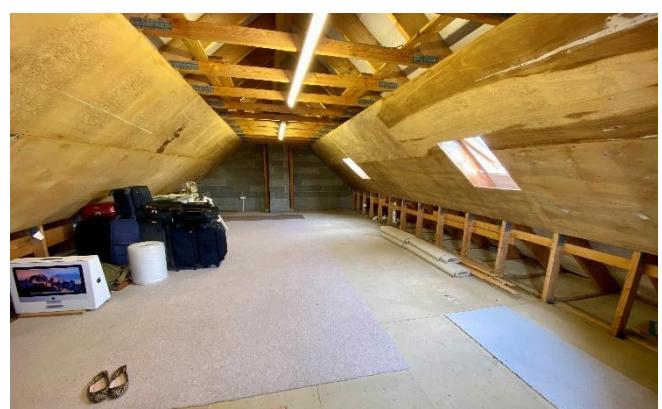
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 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.



## Floorplan

### Lime House

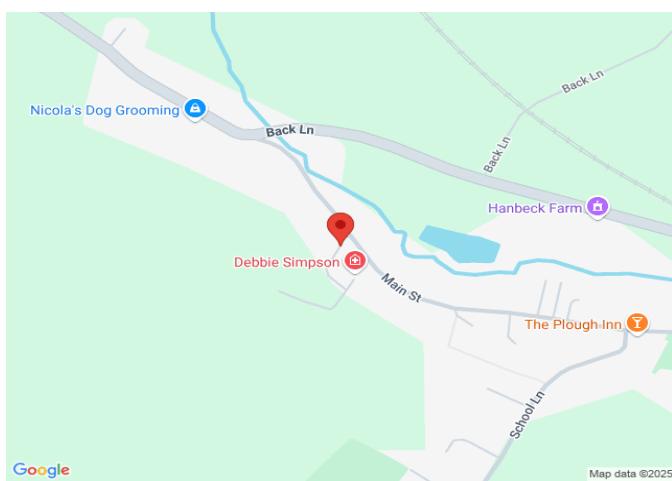
Gross internal area (approx.)  
Total = 183 sq m (1967 sq ft)  
Main House = 164 sq m (1760 sq ft)  
Garage = 19 sq m (207 sq ft)  
For identification purpose only. Not to scale.  
© ehouse. Drawing ref. dig/8099703/ANW  
Denotes restricted head height



Ground Floor



First Floor



 **NEWTONFALLOWELL**

Newton Fallowell  
68 High Street, Grantham, Lincs. NG31 6NR  
01476 591900  
grantham@newtonfallowell.co.uk