



Laundry House, The Green

Newton, Sleaford. NG34 0EB

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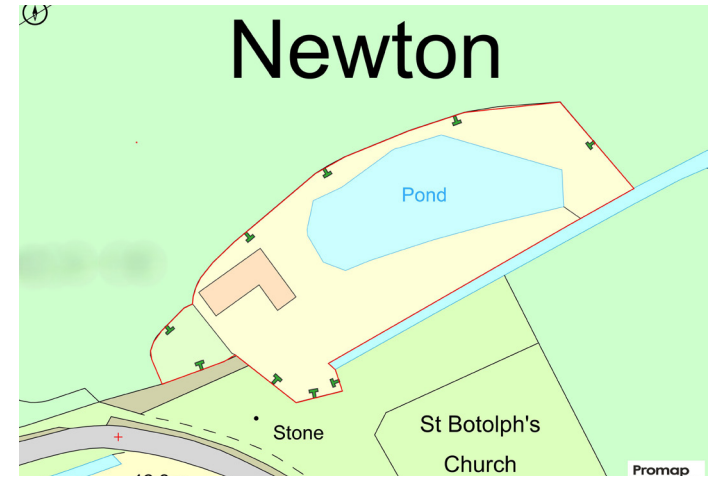
 **NEWTON
FALLOWELL**

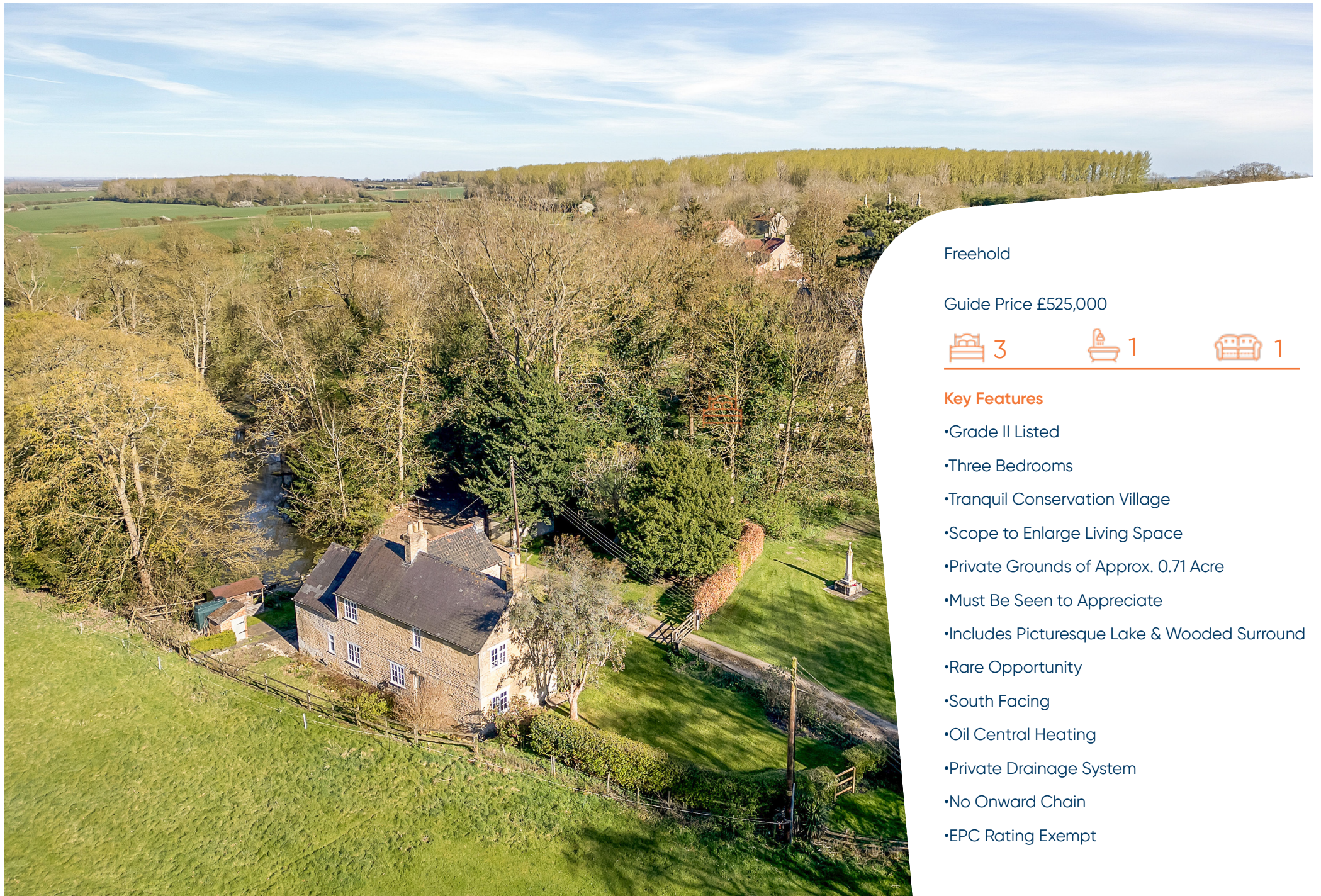
Laundry House is situated on the edge of the village close to the Grade 1 listed St Boltophs Church and enjoys a south facing position enhanced by adjacent meadowland and an open Green. The property is set well back from the road and approached via a private driveway and to the rear there is a private lake surrounded by trees.

The accommodation briefly comprises an entrance hall, sitting room, utility room, kitchen/dining room, inner hall, bathroom/

WC and boot room together with three first floor bedrooms. Conversion of the outbuilding could provide an impressive additional reception room or additional bedrooms and a bathroom if required. Outside, the gardens provide many possibilities and the lake itself offers the possibility of creating an enviable amenity.

Homes of these characteristics are increasingly difficult to find and the sale presents a rare opportunity to create and enhance a significant period property.





Freehold

Guide Price £525,000



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Key Features

- Grade II Listed
- Three Bedrooms
- Tranquil Conservation Village
- Scope to Enlarge Living Space
- Private Grounds of Approx. 0.71 Acre
- Must Be Seen to Appreciate
- Includes Picturesque Lake & Wooded Surround
- Rare Opportunity
- South Facing
- Oil Central Heating
- Private Drainage System
- No Onward Chain
- EPC Rating Exempt



THE VILLAGE OF NEWTON

Newton is an historic village situated approximately 10 miles east of Grantham, just to the south of the A52. The settlement is mainly contained within a conservation area and comprises a number of attractive stone built properties dating from the early 17th Century, together with a tasteful blend of well spaced modern homes of mainly stone construction. St Botolph's Church dates from the 14th Century. There is convenient access to the surrounding centres of Sleaford (10 miles) and Bourne (14 miles) with Lincoln about 27 miles to the north and Peterborough some 30 miles to the south. There are trains to London Kings Cross out of Grantham with a journey time from a little over an hour. The nearby villages of Folkingham and Billingborough provide useful local shops, whilst there are thriving primary schools at Billingborough and Ropsley. Secondary education at both Sleaford and Grantham well known boys and girls grammar schools.

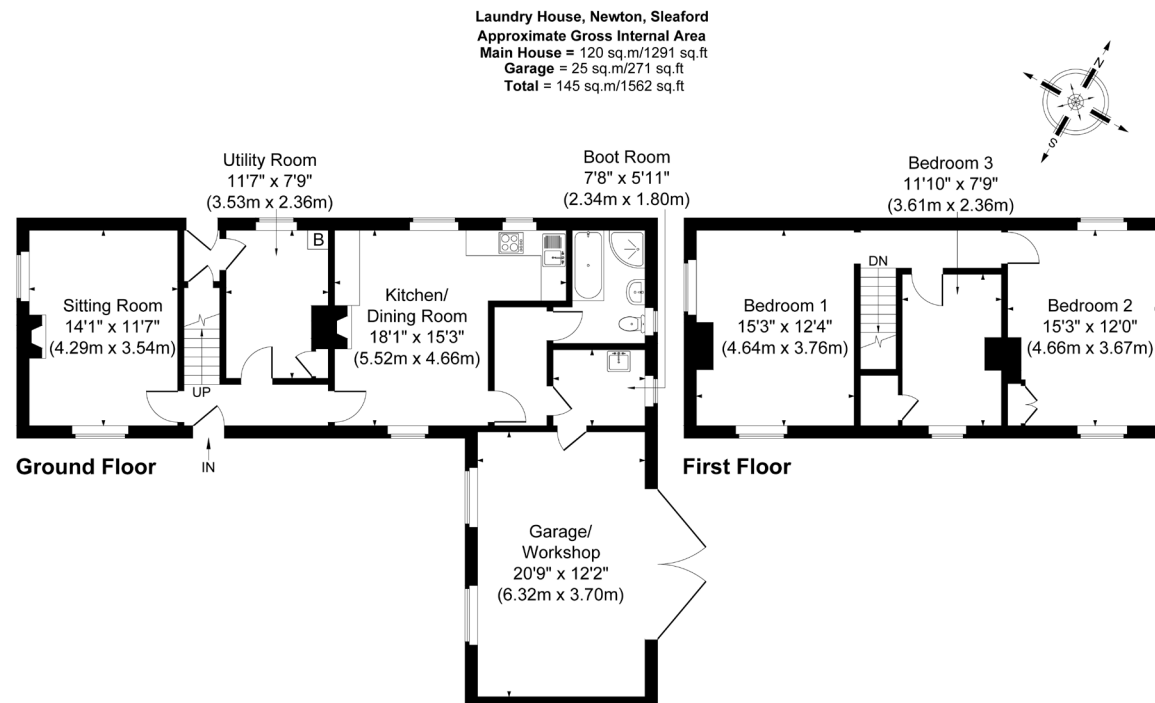


Illustration for identification purposes only, measurements are approximate, not to scale.
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