



Homeleigh, Main Street,
Foston, Grantham. NG32 2JU



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£450,000

- 1.04 Acre Plot
- Huge Potential!
- Popular Village
- Versatile Spaces Throughout
- Lounge & Dining Room
- Conservatory
- Four Bedrooms, Bathroom & En Suite
- Fantastic Transport Links
- Freehold
- EPC rating C



A substantial four-bedroom detached residence situated on a generous plot of approximately 1.04 acres, located in the highly sought after village of Foston!

This versatile property offers spacious and flexible accommodation comprising a lounge, separate dining room, well-appointed kitchen, and a conservatory. There are four bedrooms in total, with two located on the ground floor that could be adapted for a variety of alternative uses, along with a family bathroom. The first floor features two further bedrooms, one of which benefits from an en-suite bathroom and a dedicated dressing area.

Externally, the property is approached via a gated driveway providing access to a carport and a double garage. To the rear, the extensive grounds include a paddock area, ideally suited for equestrian use or other recreational purposes.

The location offers excellent transport links via the nearby A1 and A52, providing convenient access to major towns and cities.

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door with obscure uPVC double glazed panel to either side, two radiators and laminate flooring.





DINING ROOM

4.02m x 4m (13'2" x 13'1")

With uPVC double glazed box bay window to the front aspect, radiator, laminate flooring and wall lights.

LOUNGE

7.37m x 3.98m (24'2" x 13'1")

With uPVC double glazed box bay window to the front aspect, uPVC double glazed French doors to the garden with a full height uPVC double glazed panel to either side, fireplace, wall lights, two radiators.

KITCHEN

4m x 3.16m (13'1" x 10'5")

Having uPVC double glazed window to the side aspect, door and window to the conservatory, a range of eye and base level units, work surfacing with inset stainless steel one and a half bowl and drainer, space for slot-in cooker with stainless steel chimney style extractor over, gas fired central heating boiler, space and plumbing for washing machine and dishwasher, laminate flooring and spotlights.

CONSERVATORY

3.88m x 4.41m (12'8" x 14'6")

Having a brick base with uPVC double glazed units above, uPVC double glazed French doors to the patio and a polycarbonate roof, four radiators, laminate flooring and ceiling light with fan.

BEDROOM THREE

4.04m x 4.01m (13'4" x 13'2")

Having uPVC double glazed box bay window to the front aspect, radiator and wooden flooring.

BEDROOM FOUR

3.03m x 2.63m (9'11" x 8'7")

With uPVC double glazed window to the rear aspect, radiator and wooden flooring.

BATHROOM

2.05m x 1.99m (6'8" x 6'6")

Having uPVC obscure double glazed window to the rear aspect, panelled bath with central mixer taps, wash basin with vanity storage beneath incorporating concealed cistern WC with worktop space over, walk-in shower, radiator, extractor fan, spotlights, tiling to walls and tiled flooring.

FIRST FLOOR LANDING

Having eaves storage space.

BEDROOM ONE

3.24m x 4.02m (10'7" x 13'2")

With two uPVC double glazed Velux style windows to the rear aspect and radiator.

DRESSING ROOM

3.37m x 1.91m (11'1" x 6'4")

With eaves storage space.

EN-SUITE

3.38m x 1.95m (11'1" x 6'5")

With uPVC Velux style window to the rear aspect, panelled bath, worktop space and vanity wash basin incorporating an extensive range of storage, shelving and including concealed cistern WC., extractor fan, laminate flooring and radiator.

BEDROOM TWO

3.25m x 4.01m (10'8" x 13'2")

Having two uPVC double glazed Velux style windows to the rear aspect and radiator.

OUTSIDE

The property stands on a plot of approximately 1.04 acres.

To the front there is a metal gate leading onto parking, a double garage and CARPORT. There is also a further precast Garage, 2 sheds and greenhouse.

The grounds are mainly laid to lawn with many mature trees and shrubs, a large patio with pond, outside lighting etc. There is also an additional portion of land to the rear (see plan). Although a fair distance from the actual property, the rear boundary does back to the A1.

Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.





DOUBLE GARAGE

With stairs up to the loft area.

SERVICES

Mains water, gas, electricity and drainage are connected.

COUNCIL TAX

The property is in Council Tax Band D.

DIRECTIONS

Leave Grantham via Gonerby Hill Foot and Great Gonerby and join the A1 north. Continue on the A1 until you see the signpost for Long Bennington. Take this slip road for the Foston bypass, continuing along Great North Road, across the roundabout and onto Marshall Way and into Foston via Newark Hill. Take the right turn onto Main Street and follow the road. The property is towards the end on the right.

FOSTON

Foston is a small village some 8 miles north of Grantham just off the A1. It is also 13 miles south of Newark and 30 miles east of Nottingham. The nearby village of Long Bennington offers a local Primary School and for the adults there are two very good public houses (both with restaurants), a wine bar with restaurant, Co-op, Post Office (limited opening hours), 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.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

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

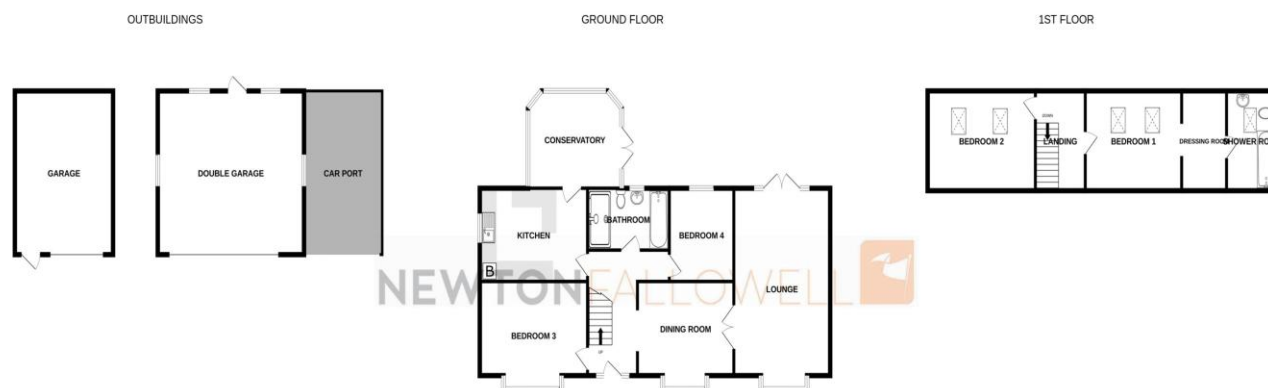
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Lifetime Legal, at a cost of £45 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there 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 £300 if you use their services.

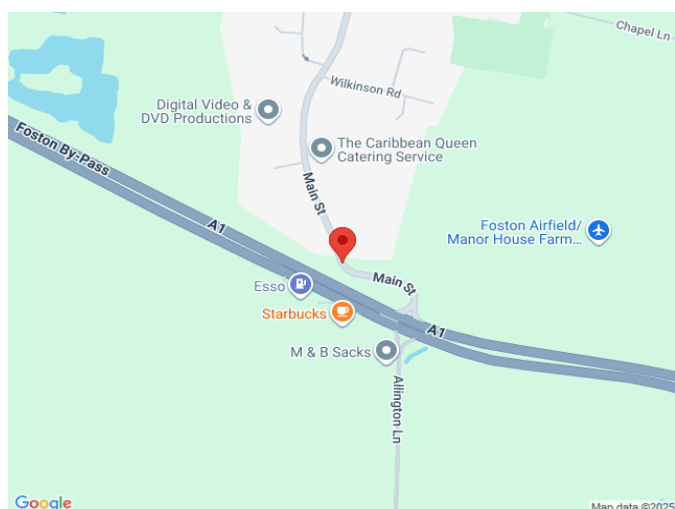
For more information please call in the office or telephone 01476 591900.



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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