

Wind in the Willows

Newton
NG34 0ED

£400,000



Detached Garage

Exposed Beams

1/4 Acre Plot

In Need Of Refurbishment

Exposed Stonework

Attractive Hamlet Village

3 Double Bedrooms

Backs Onto Welby Estate Land

Endless Potential



GENERAL DESCRIPTION:

Thought to date from the 1700's, this stone and brick property is a former Welby Estate cottage that now requires refurbishment and updating.

There are many features including exposed beams and exposed stonework, and it occupies a plot of approximately 1/4 of an acre.

There is some history to the cottage in that in a former life it was a shop, and there was also a "carriage bus" service which ran from the property to Grantham.

The three bedroom cottage enjoys views to the church, and backs onto Welby Estate land. Offered for sale with no chain, viewing is recommended.

Wind in the Willows
Newton
Sleaford
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ENTRANCE HALL

With exposed stonework, stairs to the first floor, double glazed window to the front.

SHOWER ROOM

With low level WC, pedestal wash hand basin, shower cubicle with Triton electric shower, double glazed window to the rear, radiator, airing cupboard.

LOUNGE 15' 9" x 13' 5" (4.8m x 4.1m) Max

With wood burner set in feature stone fireplace, radiator, uPVC double glazed windows either side. 2 exposed ceiling beams.

KITCHEN 13' 9" x 11' 10" (4.2m x 3.6m) Max

Fitted out with units, pantry, exposed stonework to 1 wall, electric fired central heating boiler, uPVC double glazed window to each side, feature exposed ceiling beam, plumbing for washing machine, space for cooker, double bowl single drainer stainless steel sink unit.

REAR HALL

With coat cupboard and additional pantry cupboard, stable door to the garden.

LANDING With radiator, double glazed window.

BEDROOM 1 15' 9" x 11' 10" (4.8m x 3.6m) Max

With radiator, uPVC double glazed window to each side, vanity wash hand basin, built in cupboard over the stairs.

BEDROOM 2 16' 1" x 7' 10" (4.9m x 2.4m) Max

Radiator, double glazed window to the front, access to loft space.

BEDROOM 3 12' 2" x 7' 10" (3.7m x 2.4m) Max

With radiator, double glazed window to the rear.

OUTSIDE

FRONT GARDEN

The property occupies a lovely plot of approximately 1/4 of an acre, and there is a gravelled driveway which provides parking for a number of vehicles this leads to the:-

DOUBLE GARAGE

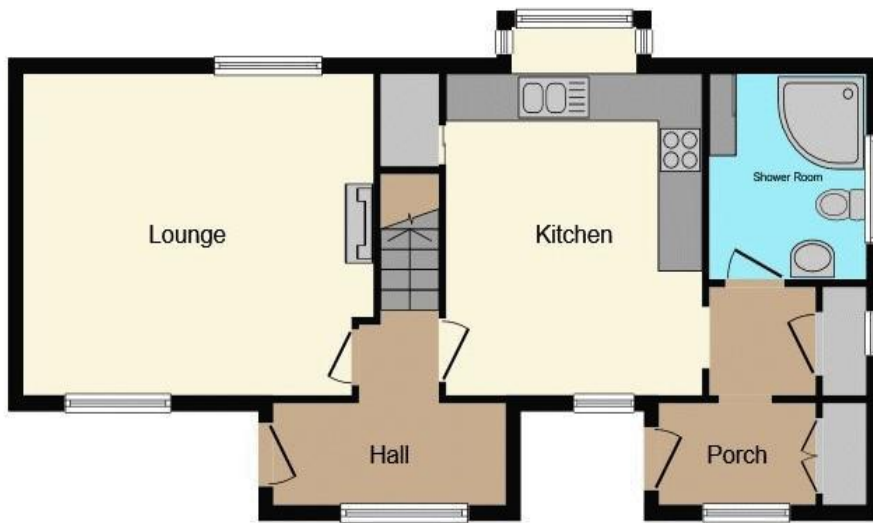
Formerly used as a coaching Store.

REAR GARDEN

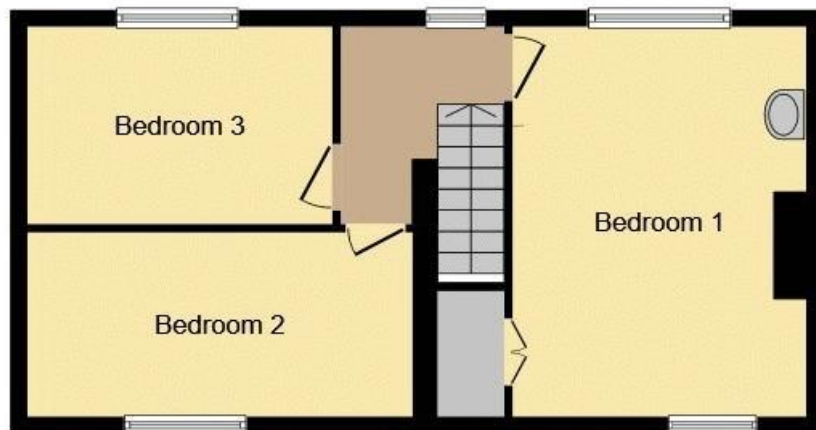
The garden has pleasant views over the nearby church. To the front there is also a lawned area and a brick wood shed, the remainder of the plot comprises further land with various trees including apple trees, and an extensive vegetable plot.

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D