



Owl Cottage, 102 Park Lane, Denton  
£575,000

 **NEWTON FALLOWELL**

## Owl Cottage, 102 Park Lane

Denton, Grantham

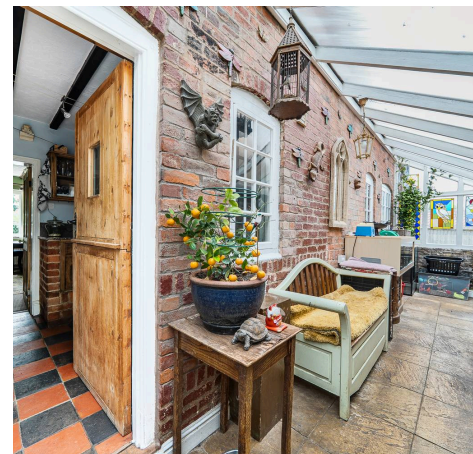
Charming detached period cottage with exposed timbers, inglenook fireplace, modern kitchen, vaulted master, private gardens, workshop, patios, and stunning countryside views. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Character Home
- Four Generous Bedrooms
- Approx 0.24 Acre Plot
- Four Reception Rooms
- Charming & Full Of Character
- Popular Village Of Denton
- Within A Conservation Area
- Delightful Village Position
- Views Over St Andrew's Church
- Close To Local Amenities





**ENTRANCE PORCH**

6' 3" x 3' 9" (1.90m x 1.14m)

**LOUNGE**

14' 0" x 12' 10" (4.27m x 3.90m)

**SITTING ROOM**

15' 9" x 13' 11" (4.81m x 4.25m)

**KITCHEN**

11' 9" x 8' 2" (3.57m x 2.48m)

**PANTRY**

4' 7" x 8' 2" (1.39m x 2.49m)

**DINING AREA**

10' 11" x 8' 1" (3.32m x 2.47m)

**BOILER ROOM**

8' 1" x 4' 9" (2.46m x 1.44m)

**CONSERVATORY**

22' 3" x 6' 1" (6.78m x 1.86m)

**GARAGE / WORKSHOP**

19' 4" x 12' 6" (5.89m x 3.80m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

15' 9" x 8' 10" (4.80m x 2.70m)

**BEDROOM TWO**

8' 2" x 8' 2" (2.50m x 2.49m)

**BEDROOM THREE**

12' 8" x 9' 1" (3.85m x 2.77m)

**BEDROOM FOUR**

9' 10" x 9' 3" (3.00m x 2.82m)





#### DRESSING AREA / FAMILY BATHROOM

5' 7" x 13' 5" (1.70m x 4.10m)

#### SHOWER ROOM

8' 2" x 5' 5" (2.50m x 1.65m)

#### DENTON

Denton is 4 miles south west of Grantham and west of the A1. It is situated just off the main A607 Grantham to Melton Mowbray road. Grantham offers excellent facilities including main line railway station to Kings Cross (approx. 1 hour 12 minutes). Denton is also a short distance from the villages of Harlaxton and Barrowby with excellent amenities available at the latter including a primary school. Denton village also has its own primary school which has an outstanding Ofsted report, The Welby Arms village pub, St Andrew's Church, and village hall are further community assets.

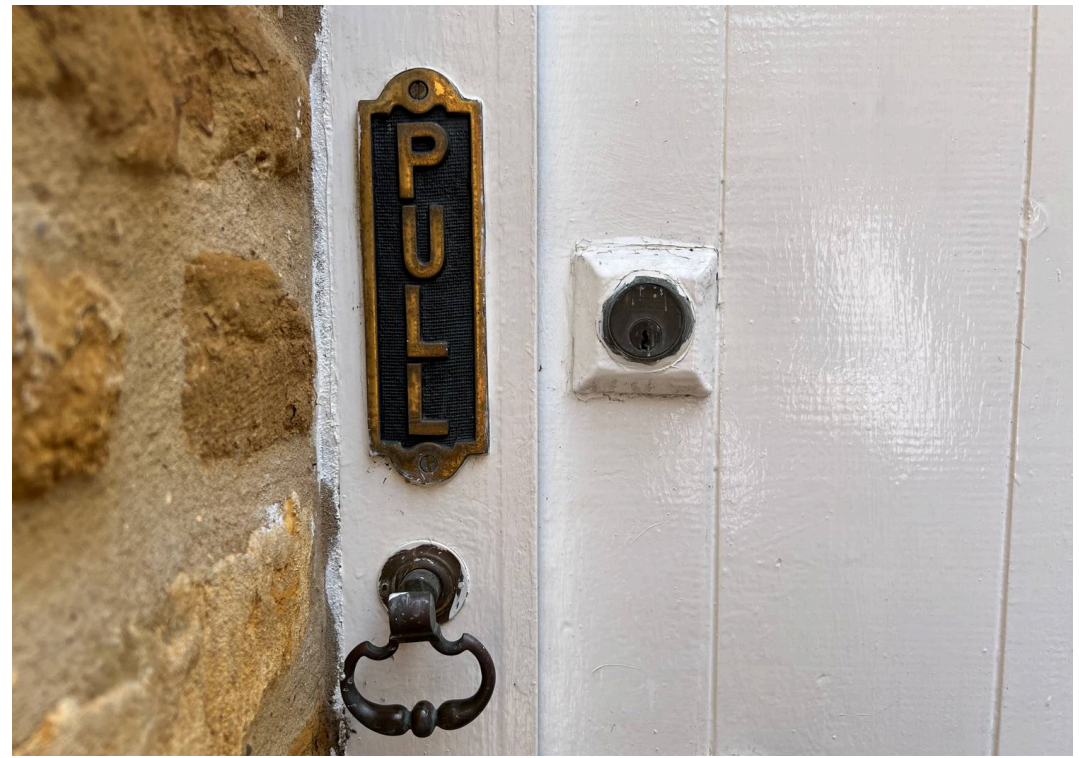
#### AGENTS NOTE

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 asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a 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.









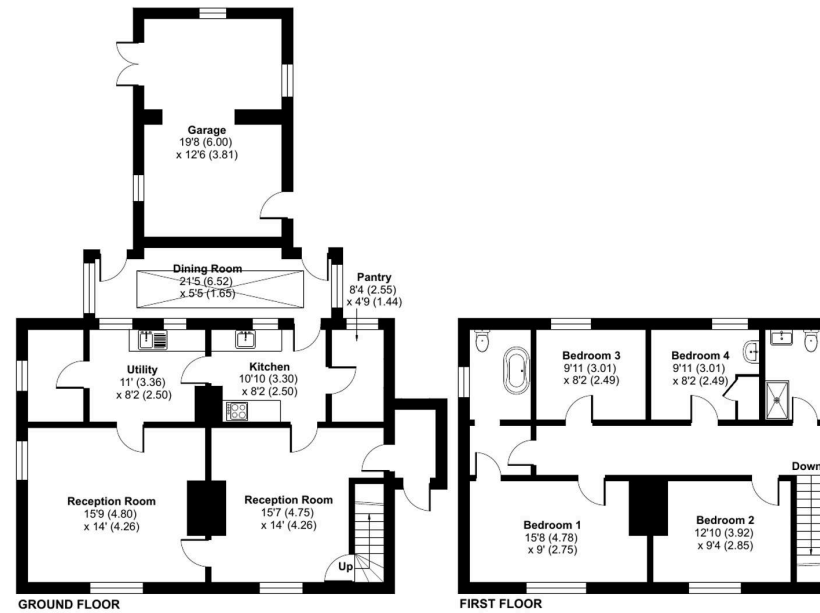







# Park Lane, Denton, Grantham, NG32

Approximate Area = 1639 sq ft / 152.2 sq m  
Garage = 245 sq ft / 22.7 sq m  
Total = 1884 sq ft / 174.9 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Newton Fallowell. REF: 1466391

## Newton Fallowell Grantham

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