



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:

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**

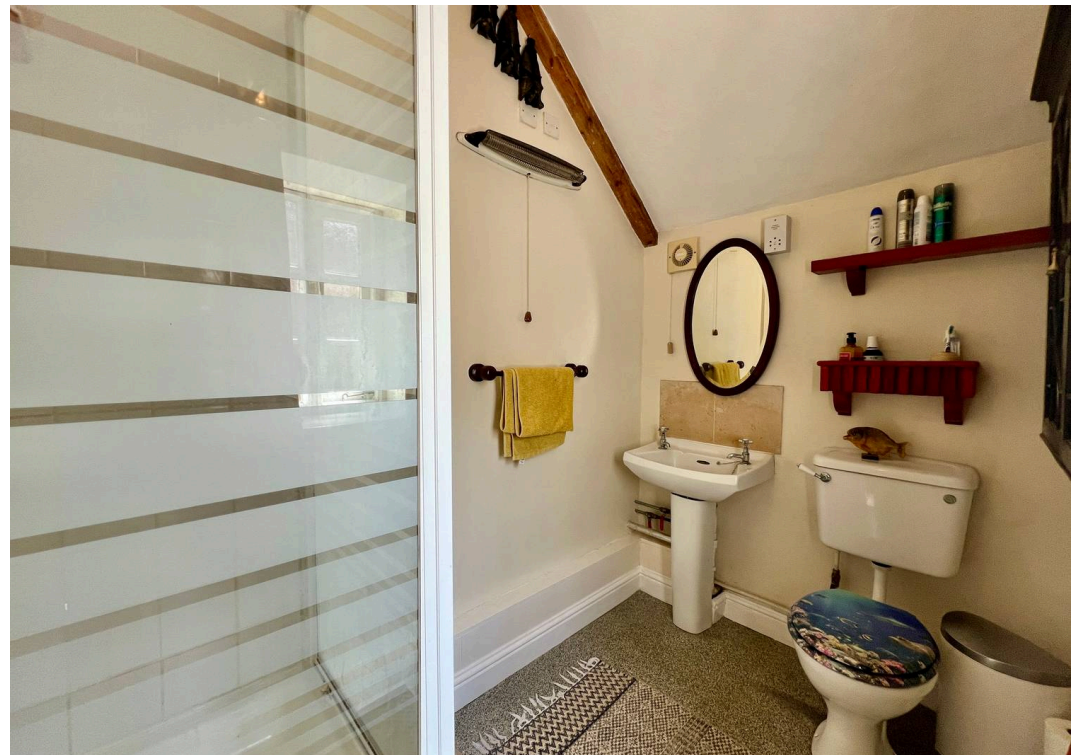
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#### **NOTE**

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.







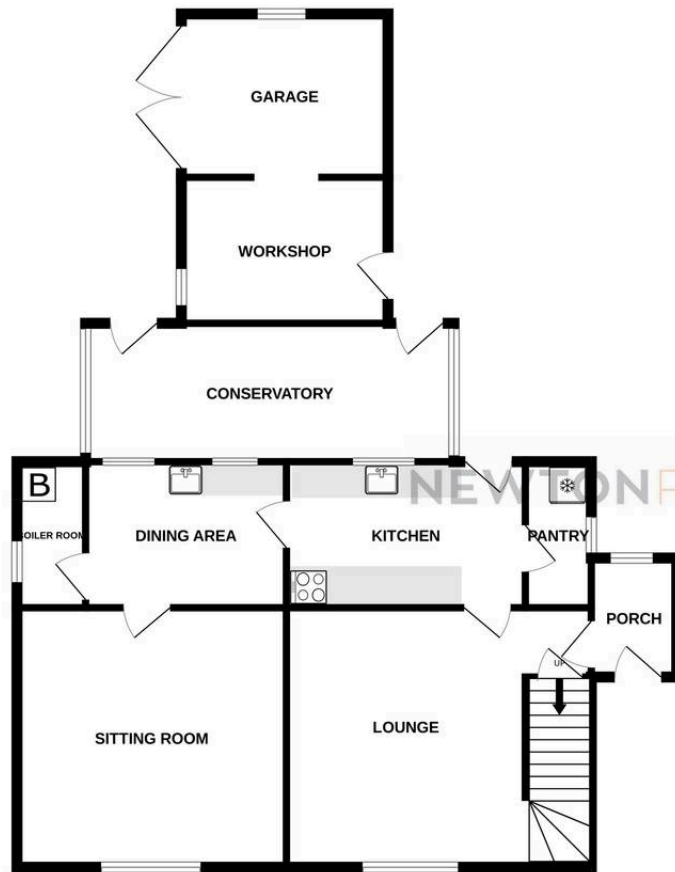




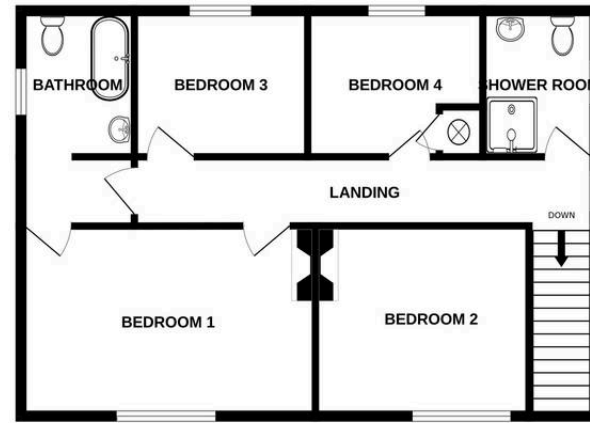




GROUND FLOOR



1ST FLOOR



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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# Newton Fallowell Grantham

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