

Allington Lane, Foston, Grantham NG32 2JR

william h brown

welcome to

Allington Lane, Foston, Grantham

Extended three-bedroom semi-detached family home situated on a generous plot in the popular village of Foston. Offering spacious and versatile accommodation over two floors, plenty of parking and outdoor space. The property also benefits from Solar Panels. Call us to view on 01476 566363.













Lounge
11' 11" x 10' 11" (3.63m x 3.33m)

Dining Room
12' 3" x 9' 7" Minimum (3.73m x 2.92m Minimum)

Kitchen
9' 11" x 14' 3" (3.02m x 4.34m)

Utility Room
6' 11" x 6' 3" (2.11m x 1.91m)

Sunroom/Snug
13' 8" x 7' (4.17m x 2.13m)

Bedroom One
12' x 11' 1" (3.66m x 3.38m)

Bedroom Two
12' 1" x 11' (3.68m x 3.35m)

Shower Room
5' 11" x 5' 11" (1.80m x 1.80m)

Bedroom Three
11' x 6' 10" (3.35m x 2.08m)

Family Bathroom
7' 3" x 6' 11" (2.21m x 2.11m)

Further Note
Foston is a peaceful and well-connected village, ideally positioned for access to the A1, A52 and A46, making it an excellent choice for commuters travelling north and south. The village enjoys regular bus links to Grantham, approximately six miles away, and offers easy access to neighbouring villages including Allington for day-to-day conveniences.

The historic market town of Grantham provides an extensive range of amenities including supermarkets, restaurants, pubs, cafés, leisure facilities and the popular Meres Leisure Centre. Families are well served by a selection of primary and secondary schools, including Grantham's highly regarded grammar schools. Grantham's mainline railway station offers direct services to London King's Cross and Edinburgh, making the area particularly attractive to commuters.

The surrounding area also boasts a wealth of leisure and recreational opportunities, with nearby attractions including Belton House, Belvoir Castle and Rutland Water, offering beautiful countryside, walking routes and outdoor activities. Combining village tranquillity with excellent transport links and access to a wide range of amenities, Foston remains a highly desirable location for families and professionals alike.

Note
This property benefits from Solar Panels which have been purchased by the current vendor.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

Allington Lane, Foston Grantham

- Extended Semi-Detached Family House
- Spacious Dining Room and Sunroom
- Three Bedrooms, Shower Room and Family Bathroom
- Three Well Proportioned Bedrooms
- Plenty of Outdoor Space

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Ground Floor



First Floor

Total floor area 123.4 m² (1,328 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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guide price

£260,000 - £265,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GST114737

The Property Ombudsman

Property Ref:
GST114737 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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