



1 Bourne Road, Colsterworth

Grantham



This distinguished five double bedroom, stone-built detached residence has been crafted to an exceptional standard, blending modern construction with refined character features, including exposed timbers and an elegant oak-framed porch. Upon entering, the generous reception hallway, finished with high-quality stone flooring, sets the tone for the impressive accommodation that follows.

To the left, the formal living room offers an inviting retreat, centred around a contemporary wood-burning stove. Twin sets of French doors open onto a raised patio terrace, creating a seamless connection between indoor comfort and outdoor relaxation. At the heart of the home lies a truly outstanding open-plan kitchen and dining space. Designed for both everyday living and luxurious entertaining, this expansive area features a large central island, underfloor heating, premium stone flooring, and double doors that open to an additional outdoor seating area, enhancing the flow and versatility of the space.





To the right-hand side of the property, a substantial utility room with rear access provides excellent practicality for family life, complemented by a stylish downstairs WC. The former double garage has been expertly converted into a superb games room, offering a flexible space ideal as a home office, cinema room, gym or children's playroom, depending on lifestyle requirements.

The first floor hosts five generously sized double bedrooms. The principal suite is particularly impressive, boasting a full wall of bespoke fitted wardrobes and a luxurious ensuite bathroom complete with bath, separate shower, basin and WC. The remaining bedrooms are served by an elegant family bathroom featuring a contemporary four-piece suite.

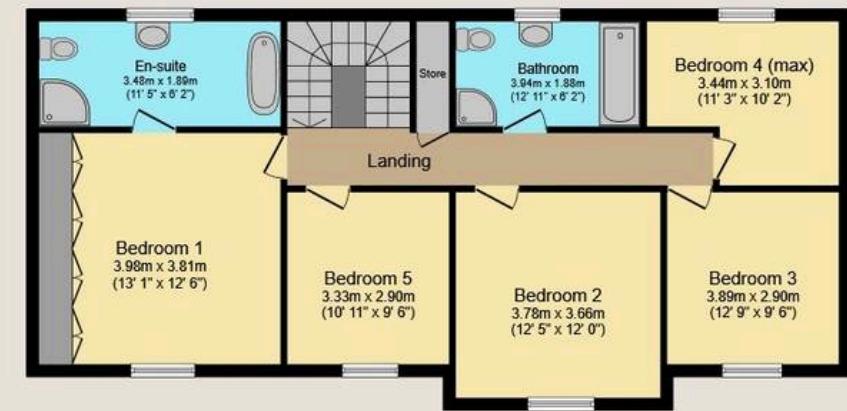
Externally, the property enjoys a private, enclosed garden, predominantly laid to lawn and enhanced by mature trees, providing an attractive and secure setting for families. Ample driveway parking is available to the side, further underlining the convenience this superb home offers.





Ground Floor

Floor area 117.1 sq.m. (1,261 sq.ft.)



First Floor

Floor area 89.5 sq.m. (963 sq.ft.)

Total floor area: 206.6 sq.m. (2,224 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

