

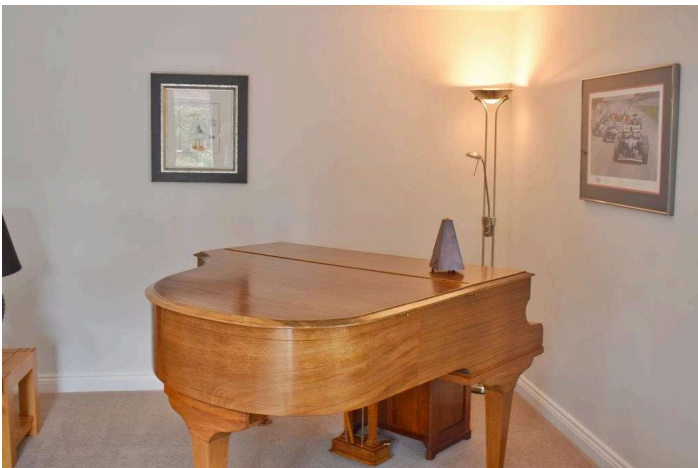
Kendal House, Stubton NG23 5BX



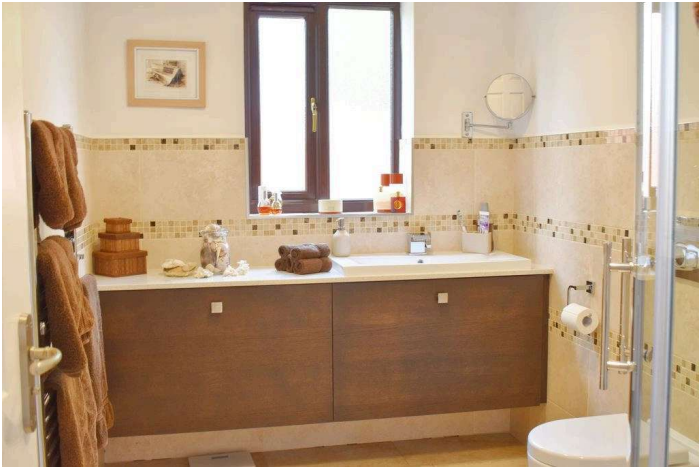
This bespoke family home stands on a good sized private plot in a sought after village location. The property has four double bedrooms, two en-suites, a ground floor shower room and first floor bathroom. There is an exceptionally large lounge, a fabulous south facing garden room, breakfast kitchen/family room and an additional reception room. There is off road parking for numerous vehicles, a detached double garage with utility space, and superb gardens to the front and rear.

£550,000









Situation and Amenities

Stubton is a small village and civil parish in the South Kesteven district of Lincolnshire. It is situated approximately 8 miles north of Grantham and approximately 5 miles from Newark on Trent. Adjacent villages include Claypole, Dry Doddington, Beckingham and Brandon. The village has amenities including St Martin's church, a village hall and Stubton Hall which is a large Grade II listed country house. There is also a nursery school in the village, called Littlegates. Stubton won the best kept village in 2012 and on two other occasions in the past. Schooling in the area is of a very high standard with the local primary school being located in the nearby village of Claypole (approximately 1 1/2 miles away), and secondary schools being found in Welbourn, Grantham and Sleaford. For the commuter the A1 is close by and there is a direct line rail connection to London Kings Cross from both Grantham and Newark Stations taking from a little over an hour.

Reception Hallway

The front door leads into the large reception hallway which has the staircase rising to the first floor, doors to the kitchen, lounge, reception room/guest bedroom and the downstairs shower room. A further opening leads into the garden room. In addition there is a useful understairs storage cupboard and a further storage cupboard for coats etc. The hallway is enhanced with recessed ceiling lights and contemporary wood effect ceramic tiled flooring.

Reception Room/Guest Bedroom 14' 7" x 13' 11" (4.44m x 4.24m) at widest

This large room has dual aspect windows to the front and side elevations. Although currently used as a bedroom it would also be ideally suited to a separate dining room or snug. There is also a large cupboard with radiator, making it a useful drying room.

Downstairs Shower Room

The downstairs shower room has an opaque window to the side elevation and is fitted with a large walk-in shower cubicle with curved shower screen, wall hung vanity unit with worktop and wash hand basin inset, and a wall hung WC. In addition there is a ceramic tiled floor, contemporary tiled walls and recessed ceiling lights.

Lounge 29' 4" x 18' 6" (8.94m x 5.64m)

This very large reception room has a window to the rear elevation, French doors leading into the garden room, and a further set of French doors leading out onto the paved patio. The focal point is the feature fireplace with granite hearth and fitted mirror TV above (included within the sale). The lounge has both ceiling and wall light points.

Garden Room 15' 7" x 6' 3" (4.75m x 1.90m)

A lovely south facing room accessed via solid wood French doors from the spacious lounge. The garden room is of brick built construction with a vaulted glass roof, and UPVC windows overlooking the garden. French doors lead out onto the patio and rear garden. The room is further complemented with contemporary wood effect ceramic tiled flooring.

Breakfast Kitchen 22' 1" x 16' 1" (6.73m x 4.9m) at widest

This 'L' shaped room has two windows to the front elevation, bi-fold doors leading out to the patio, and a further door to the side. The kitchen is fitted with a comprehensive range of contemporary base and wall units with solid oak doors, roll top work surfaces, a sink unit, and complementing tiled splash backs. Integrated appliances include a double electric oven, an induction hob with extractor hood above, dishwasher, fridge/freezer, and further fridge. Also within the kitchen is an island, and ample room for a dining table and occasional furniture.

Landing

The staircase rises from the entrance hallway to the large first floor landing which has a window to the rear elevation and recessed ceiling lights. The landing provides access to all four bedrooms and the family bathroom. In addition, there is a useful storage cupboard located on the landing.

Master Bedroom 29' 0" x 13' 0" (8.84m x 3.96m)

This wonderful master bedroom suite has two windows to the side elevation enjoying countryside views, a range of modern fitted wardrobes and drawers, recessed ceiling lighting, and a door leading through to the en-suite shower room.

Master Bedroom En-suite

This superb contemporary en-suite has a window to the side elevation and is fitted with a walk in corner shower cubicle with mains shower, low level WC and wash hand basin with illuminated vanity mirror over and counter vanity drawer storage units below. The room has a tiled floor, fully tiled walls, an extractor fan and a heated towel rail.

Bedroom Two 10' 9" x 10' 7" (3.28m x 3.23m)

This good size double bedroom has a window to the front elevation, a range of modern fitted wardrobes and drawers, and a door leading through to the en-suite shower room.

En-suite Shower Room

The en-suite shower room has a vanity unit with wash hand basin inset, low flush WC, and a walk in shower cubicle with electric shower. The en-suite is enhanced with a ceramic tiled floor and recessed ceiling lights.

Bedroom Three/Home Office 20' 1" x 10' 7" (6.12m x 3.23m) at widest

An excellent sized room currently utilised as a home office, that is particularly bright, having dual aspect windows to the front and rear elevations.

Bedroom Four 12' 10" x 11' 5" (3.91m x 3.48m) at widest

Bedroom four is also an excellent sized double and has a window to the front elevation. Access to the loft space is obtained from here.

Family Bathroom

This fabulous family bathroom has an opaque window to the side elevation, and is fitted with a stunning free standing bath with chrome mixer tap, a vanity unit with wash hand basin inset, and WC. The bathroom has a contemporary tiled floor, fully tiled walls, recessed ceiling spotlights and an extractor fan.

Outside

The property is approached via double gates which open onto the block paved driveway providing off road parking for numerous vehicles, and in turn leads down the side of the property to the detached double garage. The garden is laid to lawns which contain mature trees, shrubs and plants. There is a substantial raised patio to the rear of the property which provides an ideal outdoor entertaining space. The greenhouse and a newly erected summerhouse, providing power, lighting and a fitted kitchenette are all included within the sale.

Detached Double Garage

The garage has two up and over doors, windows to the side elevations, and a personnel door to the garden. The garage is equipped with power, water and lighting, and is built with insulated cavity walls, double glazing and an insulated loft. Within the garage is provision for a utility area which includes space and plumbing for a washing machine and tumble dryer, and further space for a freezer.

Services

Mains electricity and water are connected. Oil fired central heating is installed. Drainage is to a non-mains service. None of the services have been tested by the agent.

Council Tax

This property is currently in Band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

South Kesteven District Council, Lincolnshire, 01476 406080

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

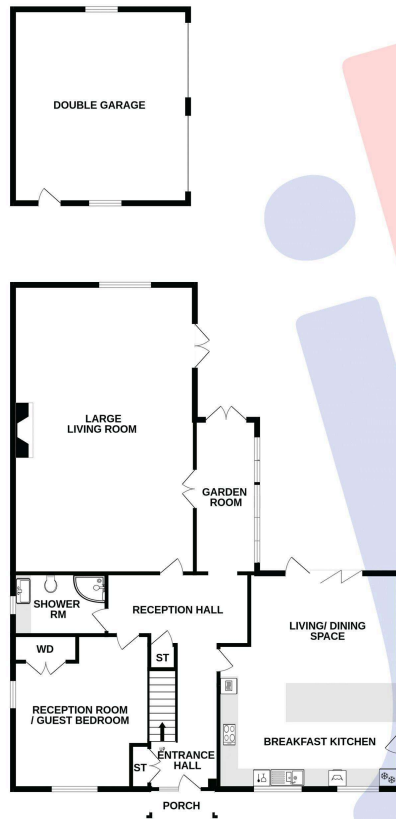
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

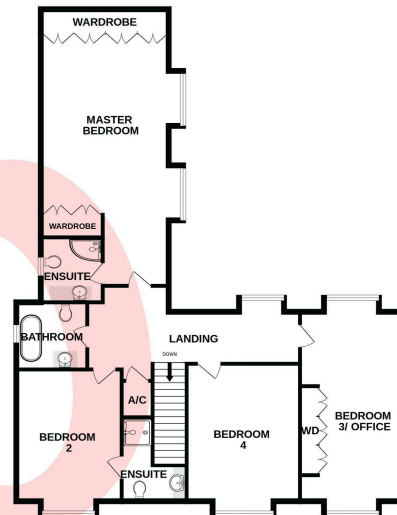
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007813 24 July 2026

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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