



**4 Belvoir Lane, Woolsthorpe by Belvoir,
Lincolnshire, NG32 1NQ**

£545,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- New Build Detached Family Home
- 4 Double Bedrooms
- Spacious Open Plan Living/Dining Room
- Ensuite & Main Bathroom
- Air Source Heat Pump
- Well Regarded Local Developer
- Stunning Living Kitchen
- Ground Floor Cloaks & Utility
- Double Garage & Driveway
- Under Floor Heating To Ground Floor

A fantastic opportunity to purchase a stunning new build home completed by a well regarded local company with a reputation for construction quality homes within the Vale of Belvoir. This property forms one of three homes tucked away in a quiet backwater within this highly regarded village affording a pleasant aspect to the front across to Belvoir Castle.

The property has been designed and constructed with a great deal of thought and attention to detail, combining both traditional and contemporary elements affording attractive brick elevations beneath a pantiled roof with an oak framed, traditional style, porch and double glazed flush casement windows with stone sills providing character expected with a more traditional home. Internally the property offers a more contemporary feel with light and airy rooms, oak internal doors, attractive deep skirtings and architraves, under floor heating to the ground floor and contemporary fixtures and fittings; the accommodation lies in excess of 1,500 sq.ft.

In addition the property boasts four double bedrooms with both an ensuite and separate family bath/shower room which are again beautifully finished with contemporary fixtures and fittings, all leading off a well proportioned central galleried landing with contemporary staircase.

To the ground floor the emphasis has been given to more modern living with a spacious dual aspect sitting room with windows to three elevations, including bifold doors leading out into the rear garden. This room is large enough to accommodate both living and dining and is part open plan to a stunning, well proportioned, living kitchen which is again flooded with light having a dual aspect as well as a part vaulted ceiling with inset skylights to the reception area bathing this area with light. The tastefully appointed kitchen is fitted with a generous range of units and integrated appliances with a central island unit providing a fantastic working area ideal for the keen cook. In addition there is a generous utility room with large cloaks cupboard off and ground floor cloak room leading off the main entrance hall.

The property occupies a pleasant level plot set back from the lane behind an attractive stone retaining wall with a forecourt area to front and pathway leading to the front door. To the rear of the property is a level, enclosed, garden bordered by feather edged board fencing with a central lawn and large paved terrace that links back into the main living room creating an excellent outdoor entertaining space. To the foot of the garden a courtesy gate gives access onto a driveway providing double width parking as well as a brick built double garage

offering further parking, storage or workshop space.

Overall this wonderful. last remaining plot of these three stunning properties with viewing coming highly recommended.

WOOLSTHORPE

The village of Woolsthorpe by Belvoir lies just below Belvoir Castle in the heart of the Vale of Belvoir. Amenities in the village include, shop, public house and restaurants. Further facilities can be found in the nearby market towns of Bingham, Melton Mowbray and Grantham. The village is well placed for commuting via the A52 to Nottingham and Grantham with good road links to the A1 and M1. From Grantham there is a high speed train to King's Cross in just over an hour.

AN ATTRACTIVE OAK FRAMED, TRADITIONAL STYLE, CANOPIED PORCH WITH PANTILED ROOF AND A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR GIVES ACCESS INTO:

MAIN ENTRANCE HALL

9' x 6'7" (2.74m x 2.01m)

A pleasant initial entrance vestibule having an attractive marble effect tiled floor, deep skirtings and architraves, staircase rising to a first floor galleried landing above, panel effect walls, inset downlighters to the ceiling and further oak internal doors leading to:

GROUND FLOOR CLOAK ROOM

5'6" x 3'8" (1.68m x 1.12m)

Having a two piece contemporary suite comprising WC with concealed cistern and vanity unit with inset washbasin, chrome mixer tap and contemporary splash backs; marble effect tiled floor and double glazed window to the front.

LIVING KITCHEN

18' x 14' (5.49m x 4.27m)

A stunning well proportioned light and airy space benefitting from windows to two elevations as well as a part vaulted element to the ceiling with two inset skylights flooding this area with light; the room being large enough to accommodate a living/dining area and having a large open doorway leading into the main reception which combined will create a fantastic space that will undoubtedly become the heart of the home. The kitchen is tastefully appointed with a generous range of wall, base and drawer units finished in heritage style colours with an excellent working area having both a run of work surface with inset sink and drain unit and a separate island unit with integral breakfast bar for informal dining with storage beneath and inset induction hob with central downdraft filter; additional integral appliances include fan assisted oven and combi microwave, fridge, freezer, wine cooler and dishwasher; continuation of the marble effect tiled floor, double glazed windows to two elevations as well as an exterior door into the garden and a further oak door leading through into:

UTILITY ROOM

8'6" x 6'10" (2.59m x 2.08m)

A generous space fitted with an excellent level of storage with both wall and base units complementing the main kitchen; L shaped configuration of work surfaces, inset sink and drain unit with chrome mixer tap, continuation of the tiled floor, plumbing for washing machine, double glazed window to the front and a further oak door giving access into:

WALK IN CUPBOARD

3'8" x 2'10" (1.12m x 0.86m)

A really useful cupboard providing a good level of storage.

Returning to the living area of the kitchen a large open doorway leads through into:

OPEN PLAN MAIN RECEPTION

32' max x 12' max (9.75m max x 3.66m max)

A well proportioned open plan light and airy space benefitting from windows to three elevations including a run of bifold doors leading out into the garden. The room is large enough to accommodate both living and dining; having attractive wood effect laminate flooring, deep skirtings, inset downlighters to the ceiling and useful under stairs storage cupboard.

RETURNING TO THE MAIN ENTRANCE HALL A CONTEMPORARY TURNING STAIRCASE RISES TO:

FIRST FLOOR GALLERIED LANDING

A central light area with a double glazed southerly facing window to the front, access to loft space above, deep skirtings and architraves and oak doors leading to:

PRINCIPLE SUITE

Having an initial walk through dressing area leading through into the main double bedroom which benefits from ensuite facilities.

WALK THROUGH DRESSING AREA

7' x 4'6" (2.13m x 1.37m)

PRINCIPLE BEDROOM

12'2" x 11'4" (3.71m x 3.45m)

A well proportioned double bedroom having a pleasant aspect to the rear; deep skirtings, inset downlighters to the ceiling, double glazed window to the rear and a further sliding pocket door leading through into:

ENSUITE SHOWER ROOM

8'6" x 3'11" (2.59m x 1.19m)

Having a contemporary suite comprising shower enclosure with attractive matt black surround, glass sliding screen and wall mounted shower mixer with both independent handset and rainwater rose, WC with concealed cistern and washbasin with vanity surround,

mixer tap and tiled splash backs; contemporary towel radiator, shaver point, LED mirror and double glazed window to the side.

BEDROOM 2

11'8" x 11' (3.56m x 3.35m)

A further double bedroom having an aspect across the property's own garden and paddock beyond; deep skirtings and double glazed window.

BEDROOM 3

11' x 9' (3.35m x 2.74m)

Having an aspect to the front across adjacent properties and a neighbouring paddock with views to the west across to Belvoir Castle; deep skirtings and architrave and double glazed window.

BEDROOM 4

10' x 9'4" (3.05m x 2.84m)

A further double bedroom having a pleasant aspect to the front; deep skirtings and architrave and double glazed window.

BATHROOM

9'5" x 5'9" (2.87m x 1.75m)

Tastefully appointed with a contemporary suite comprising an attractive double ended bath with centrally mounted brushed metal mixer tap with shower handset; separate double length shower enclosure with glass screen and wall mounted shower mixer with independent handset and rainwater rose over; vanity unit incorporating WC with concealed cistern; washbasin with vanity surround, brush metal mixer tap and marble effect splash back; shaver point, LED mirror, contemporary towel radiator and double glazed window to the side.

EXTERIOR

The property occupies a delightful position tucked away within this highly regarded Vale of Belvoir village with offers a southerly aspect to the front across neighbouring properties and adjacent paddocks as well as a wonderful view across to Belvoir Castle to the west. Pedestrian access to the front is via Woolsthorpe Lane and offers a relatively low maintenance walled frontage with flagged copings behind which lies a lawn with slate chipping border and central pathway leading to the front door. The vehicular access is to the rear of the property off an initial shared driveway which leads to a double width block set driveway for the property and, in turn, a brick and pantiled detached double garage with double width electrical sectional door, power and light and courtesy door at the rear. A timber courtesy gate gives access into an enclosed garden bordered by feather edged board fencing and having a paved terrace leading back into the main reception; a central lawn with block set and timber edging, outside lighting, power point and a further gate returning to the front of the property.

COUNCIL TAX BAND

South Kesteven District Council - tbc

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity and water. Heating is supplied by an air source heat pump (information taken from Energy performance certificate and/or vendor).

The property lies within the village conservation area.

We understand there is a shared responsibility for maintenance of Worthing Lane (i.e. the access lane to several dwellings),

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

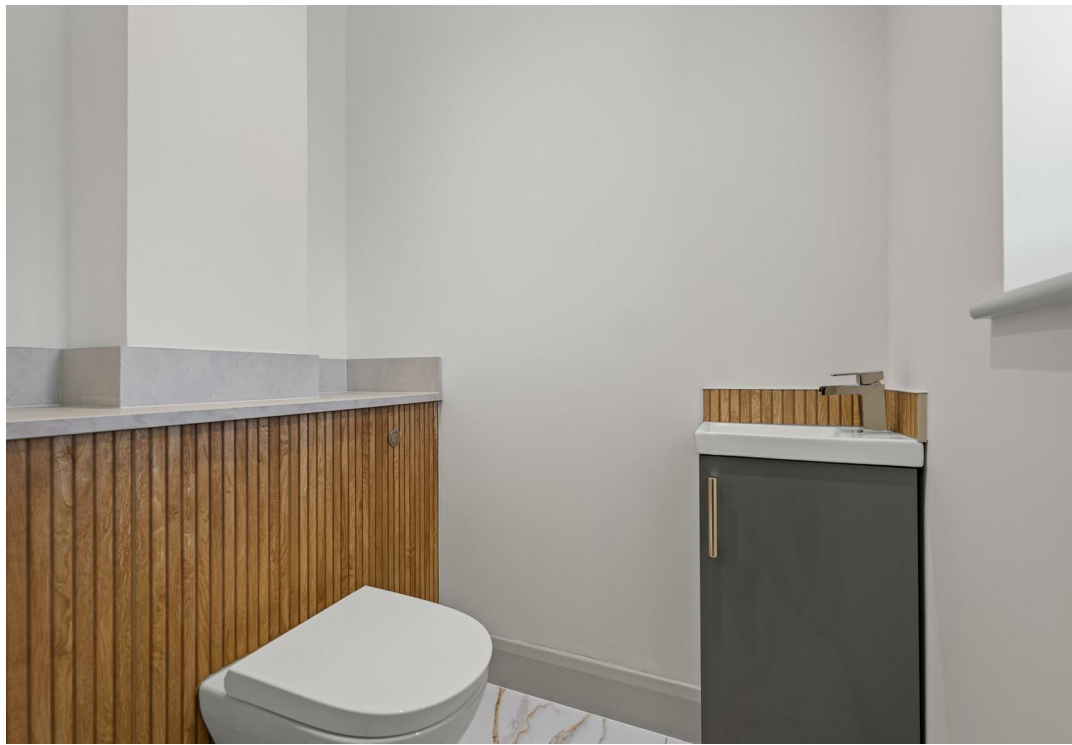
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



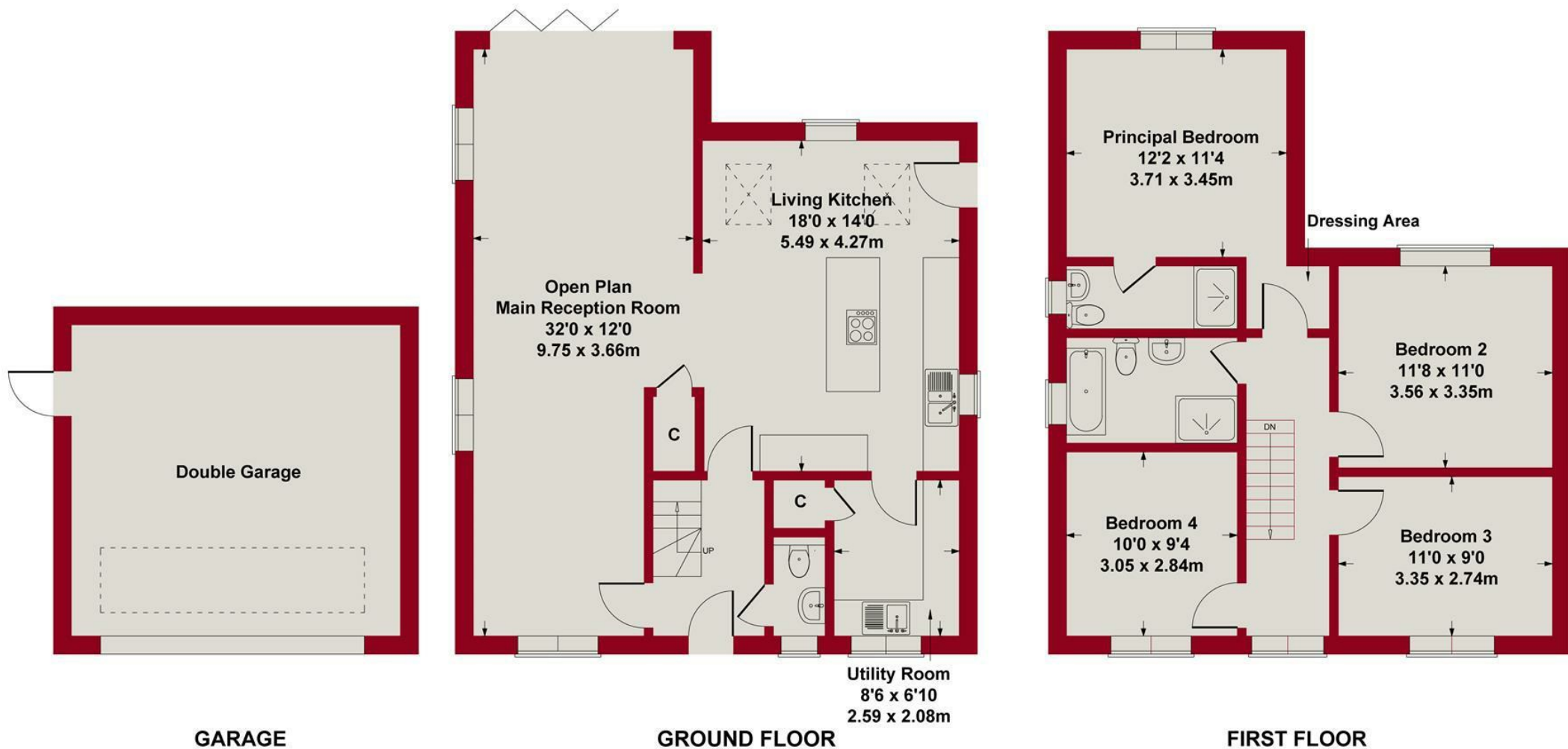












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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