



Waltham Road, Branston



**Bedrooms:** 4

**Bathrooms:** 3

Individually built and designed four bedroom, three bathroom family home, beautifully positioned on the edge of a popular Vale of Belvoir village with far-reaching views.

- Edge-of-village position within a popular Vale of Belvoir location
- Four well-proportioned bedrooms
- Three bathrooms including two en-suites
- Spacious open-plan kitchen, living and dining room with glazed corner
- Principal bedroom with walk-in dressing room and en-suite
- Low maintenance rear garden with estate and steel weave fencing and far-reaching views





Individually built and designed, good sized four bedroom, three bathroom family home situated on the edge of this popular Vale of Belvoir village, with outstanding views over the front and rear. Whilst having a traditional style to the exterior, being built in local ironstone, this property offers a quality contemporary finish to the interior with an excellent layout. The property benefits from underfloor heating throughout the downstairs and in the bathrooms

The kitchen with dining area features a full glazed rear corner giving a sunroom feel, looking out over a low maintenance garden with estate and steel weave fencing and far-reaching views. The master bedroom benefits from a walk-in dressing room, with two further bedrooms plus a third bedroom with en-suite, and a family bathroom. Garaging included.



Immaculately presented throughout, with many items which could be included subject to separate negotiation.

# Waltham Road, Branston, Grantham, NG32

Approximate Area = 2140 sq ft / 198.8 sq m

Garage = 255 sq ft / 23.6 sq m

Total = 2395 sq ft / 222.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Moores Estate Agents. REF: 1395405



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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