



Newton Way, Woolsthorpe By Colsterworth, Grantham NG33 5NR

welcome to

Newton Way, Woolsthorpe By Colsterworth, Grantham

GUIDE PRICE £325,000 - £350,000* - EXTENDED and REFURBISHED to a high standard this lovely end cottage is full of character, stunning throughout with beams and a multi fuel burner. Cosy accommodation over two floors benefitting from off-road parking and rear garden.



Entrance

Entering the property through a composite door into the utility area of the kitchen with wood flooring and direct access into the open plan kitchen diner.

Kitchen Diner

11' 10" x 25' to furthest point (3.61m x 7.62m to furthest point)

Lovely bright and airy extension with a window overlooking the garden and two skylights to the ceiling, This brand new modern open plan kitchen comprises of a range of units to both the floor and eye level with white worktops over and inset sink. Breakfast island with complementing coloured units giving extra storage. Integrated oven, induction hob with extractor hood above. Space for undercounter appliances and alcove for a fridge freezer. The kitchen also benefits from underfloor heating, airing cupboard housing the boiler, archway into the lounge, access into the Jack and Jill shower room and bi-fold doors leading out to the garden.

Lounge

11' 9" x 11' 10" into fireplace recess (3.58m x 3.61m into fireplace recess)

This cosy lounge has a feature fireplace with wood mantle and multi fuel burner, wood flooring, beamed ceiling and a radiator.

Dining Room/Study

7' 10" x 8' 9" (2.39m x 2.67m)

Staircase to the first floor, tiled floor, radiator, storage cupboard, door access into bedroom two. This area could also be used as a dining room.

Bedroom Two Downstairs

11' 10" x 6' 10" (3.61m x 2.08m)

With a window to the side aspect with wood shutters, wood flooring, radiator and door access into the Jack and Jill bathroom.

Jack And Jill Shower Room

6' 11" x 5' 1" (2.11m x 1.55m)

Jack and Jill style bathroom comprising of a corner shower enclosure, vanity sink unit, low level WC, heated towel rail, tile flooring and spotlights to the ceiling.

Bedroom One

11' 9" x 8' 11" (3.58m x 2.72m)

With a window and wood shutters to the rear aspect, disused open fireplace with a wood mantle, fitted wardrobe and cupboards, wood flooring, radiator, spotlights to the ceiling and access into the bathroom.

Bathroom

8' 10" x 8' 8" (2.69m x 2.64m)

Having a window with wood shutters to the rear aspect and comprising of a freestanding bath, shower enclosure digitally controlled with a rainfall showerhead and shower attachment, large vanity sink unit, low level WC, wood effect flooring and hatch access to the loft.

General Description Outside

Off-road parking to the front with gate access through to the rear aspect.

Fully enclosed and private rear garden, featuring a deck space ideal for outside dining and entertaining, lawn, further gravel area perfect for a sitting area or pots and planters, some hedging and a shed.

Agents Notes:

The kitchen diner extension has a self healing membrane with a zinc roof and underfloor heating.

Custom bespoke wood shutters feature in both bedrooms and the bathroom.



view this property online williamhbrown.co.uk/Property/GST113851



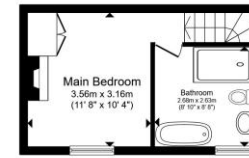
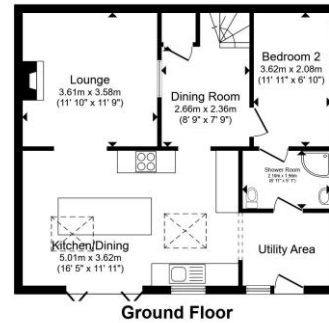
welcome to

Newton Way, Woolsthorpe By Colsterworth Grantham

- Extended Character Cottage
- Refurbished to a High Standard
- Lounge with Beams and Multi Fuel Burner
- Modern Open Plan Kitchen Diner
- Two Bedrooms and Two Bathrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: A



Total floor area 81.9 m² (882 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.co



guide price

£325,000 - £350,000



view this property online williamhbrown.co.uk/Property/GST113851

Please note the marker reflects the postcode not the actual property



Property Ref:
GST113851 - 0008

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01476 566363



Grantham@williamhbrown.co.uk



63 High Street, GRANTHAM, Lincolnshire,
NG31 6NN



williamhbrown.co.uk