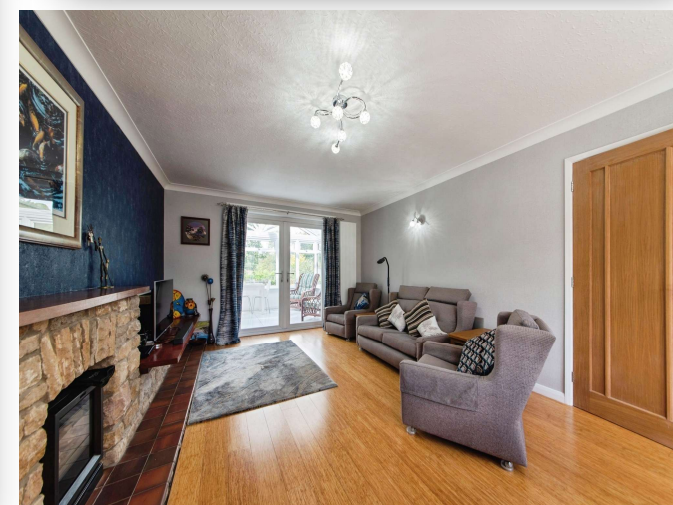
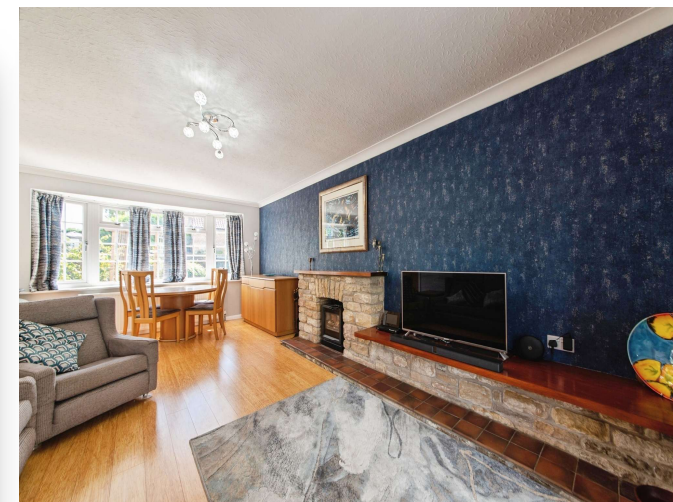




Main Street, Wilsford Grantham NG32 3NP

welcome to

Main Street, Wilsford Grantham

Occupying a stunning 0.4-acre plot (STS), this detached village home offers spacious and versatile accommodation, a large driveway, double garage and an exceptional mature garden with workshops, summerhouse, fruit trees, vegetable and soft fruit areas and a picturesque Beck to the rear.



Entrance Porch

Being fully double glazed, glazed roof and tiled flooring.

Hallway

There are stairs rising to the first floor, understairs cupboard, cloakroom with shelving, radiator and bamboo flooring.

Study

There is a radiator, bamboo flooring and window to the front.

Lounge

Featuring a multi-fuel woodburning stove, TV point, radiator, bamboo flooring, window to the front and double doors to the:

Conservatory

Having underfloor heating, TV point, glazed roof, outside light and doors to both sides giving access to the rear garden.

Dining Room

There is a radiator, bamboo flooring and window to the rear.

Kitchen

Fitted with a range of wall and base units with work surfacing over, sink, space for range cooker, plumbing for washing machine, dishwasher, space for fridge, tiled flooring, breakfast bar, radiator and window to the rear. There is a boiler room/pantry off the kitchen.

Rear Hall

Giving access to the garage, WC and having a glazed door to the rear.

WC

Fitted with a wash hand basin, WC, heated towel rail, tiled flooring, tiled walls and window to the rear.

First Floor Landing

Having access to the loft and window to the front.

Bedroom One

There is a wardrobe, radiator and window to the rear.

Bedroom Two

Having a wardrobe, radiator and window to the front.

Bedroom Three

There is a radiator and window to the front.

Bedroom Four

Having a built-in airing cupboard housing the hot water cylinder, radiator, laminate flooring and window to the rear.

Bathroom

Fitted with a suite comprising of a bath, shower cubicle, wash hand basin, WC, heated towel rail, tiled flooring, tiled walls, storage cupboard and window to the rear.

Outside Front

To the front of the property there is a large rose garden with gravelled paths, seating, small borders and a fig tree.

Garage

Having a work bench, power, fibreglass roof, EV charging point and door into the property.

Rear Garden

The rear garden is split into two sections:-

Upper part - has a seating area including decking and paved areas, rainwater reservoir (approx 4 cubic metres) with decking over, vegetable & herb beds, soft fruit cage, herbaceous borders, two pear trees, fig tree, Victoria plum tree and shrub borders.

Lower part - accessed via a pergola with wisteria and grape vines over, further pear tree, quince, greengage, four mature apple trees, rose border, shed, ornamental grass border, covered gazebo with seating, large pond with gravel path and wildlife bank, cottage garden border, dahlia beds with lavender surrounds, summerhouse with tiled flooring and access to the Beck.

Workshop

With power.

Outbuildings

Including a wood store, fruit/vegetable store, greenhouse (12' x 10') with staging and similar sized potting shed both with mains power.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

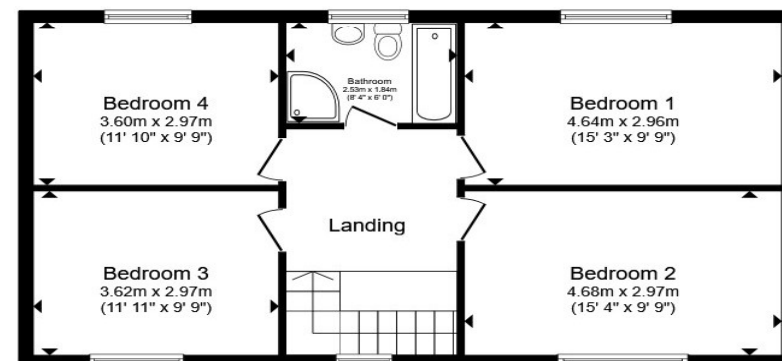


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Ground Floor



First Floor

Total floor area 175.4 m² (1,888 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.io

welcome to

Main Street, Wilsford Grantham

- Solar thermal and Solar PV panels
- Double garage with EV charger and spacious driveway
- Multiple reception rooms
- Total plot 0.4 acres STS with beautiful mature gardens
- Four double bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SNH113396



Property Ref:
SNH113396 - 0003

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.



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