



The Old Forge, 11 Fish Well Close
£350,000

The Old Forge

11 Fish Well Close, Grantham

Stylish single-storey barn conversion with vaulted living room, modern kitchen, en-suite, family bathroom, private garden, garage, and scenic countryside views. Ample parking.

Council Tax band: D

Tenure: Freehold

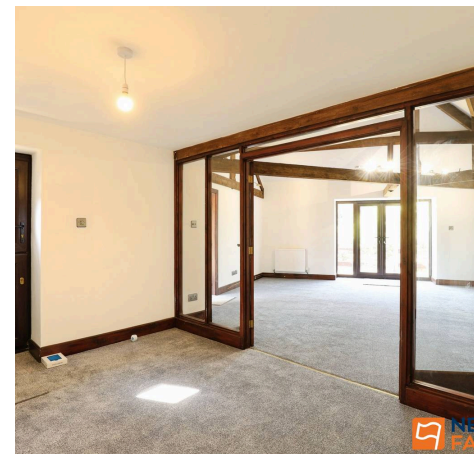
- Charming Single-Storey Barn Conversion
- Vaulted Living Room with Exposed Beams
- Contemporary Kitchen / Diner
- Popular Village Location
- Master Bedroom with Modern En-Suite
- Four-Piece Family Bathroom
- Private Rear Garden
- Scenic Countryside & Open Field Views
- Courtyard with Ample Off-Road Parking
- Integrated Garage & Ample Storage



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FALLOWE**



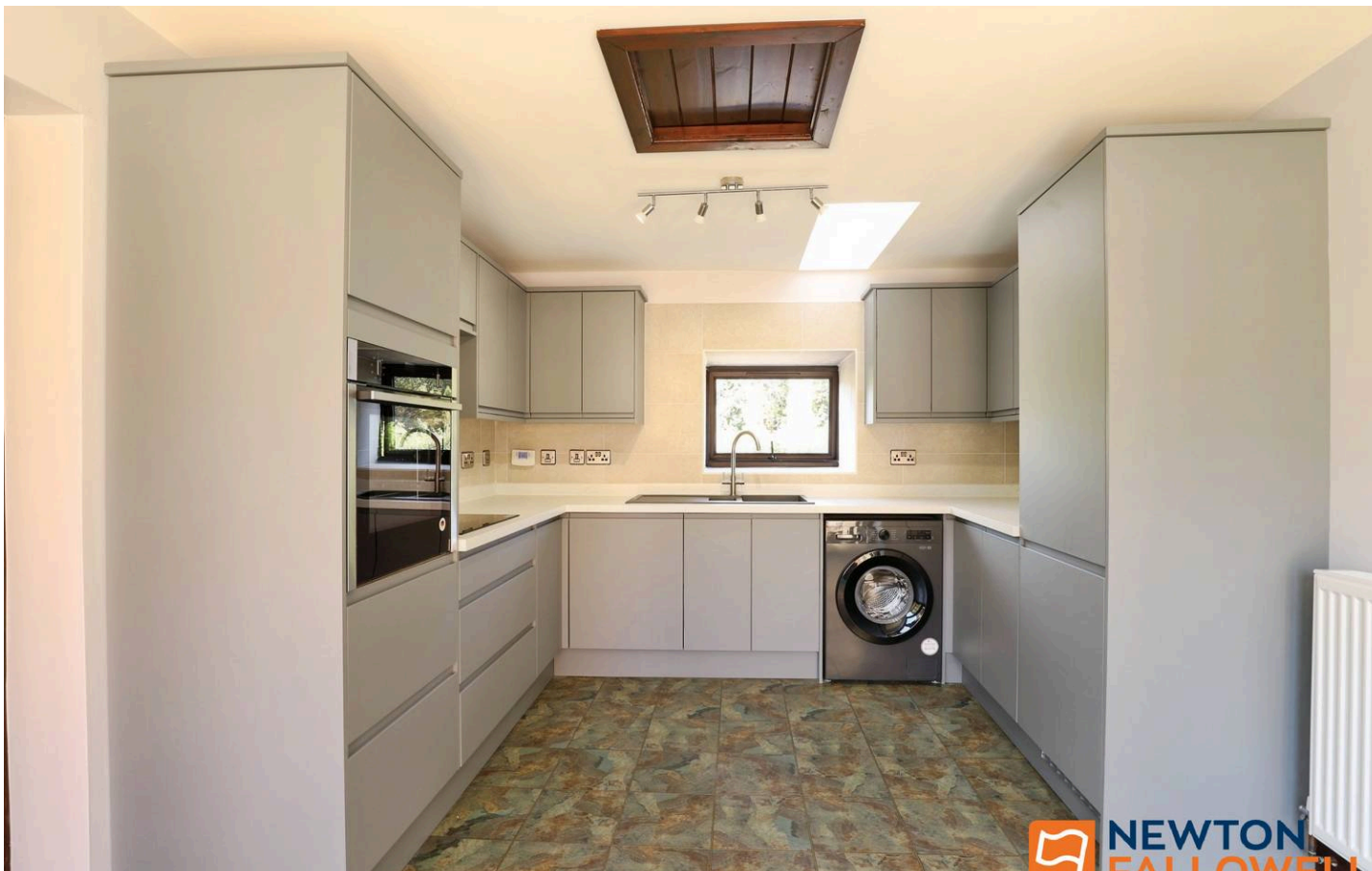
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ENTRANCE HALL

Entered via a solid timber stable-style door, this exceptionally spacious and light-filled entrance hall creates a grand first impression. Featuring neutral decor, soft fitted carpet, and rich dark wood skirtings, the space is centered around striking floor-to-ceiling wooden double doors with glazed panels that open seamlessly into the vaulted living room. Complete with a wall-mounted radiator and access to the inner hallway leading toward the bedrooms, and bathroom, it serves as a bright and characterful gateway to the rest of the home.

LIVING ROOM

20' 0" x 20' 1" (6.10m x 6.13m)

The centerpiece of the home, this breathtaking dual-aspect living room boasts impressive vaulted ceilings adorned with dramatic exposed timber beams and trusses. Generously proportioned, the space is centered around an understated focal fireplace complete with a log-burning stove set upon a brick hearth. French doors flood the room with natural light and open directly onto the garden patio, while full-height glazed double doors connect seamlessly back into the entrance hall. Finished with plush carpet, wall-mounted radiators, and secondary access leading through to the kitchen, this room offers an ideal blend of rustic character and open-plan elegance.

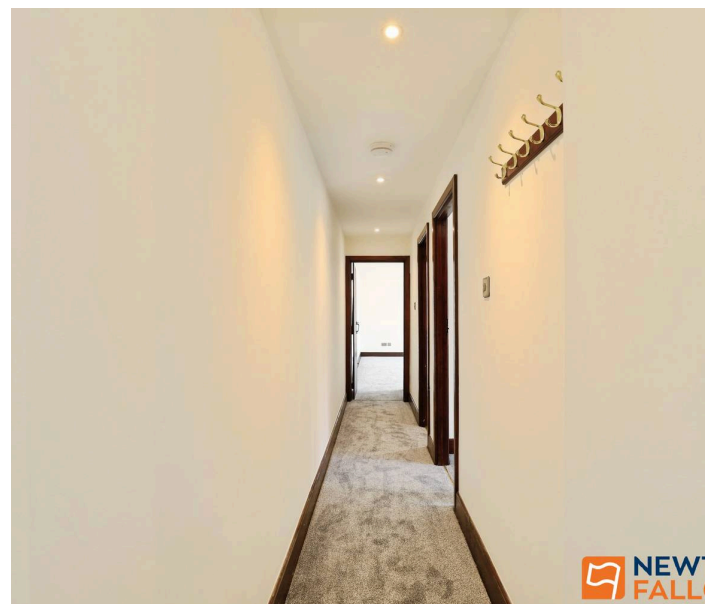
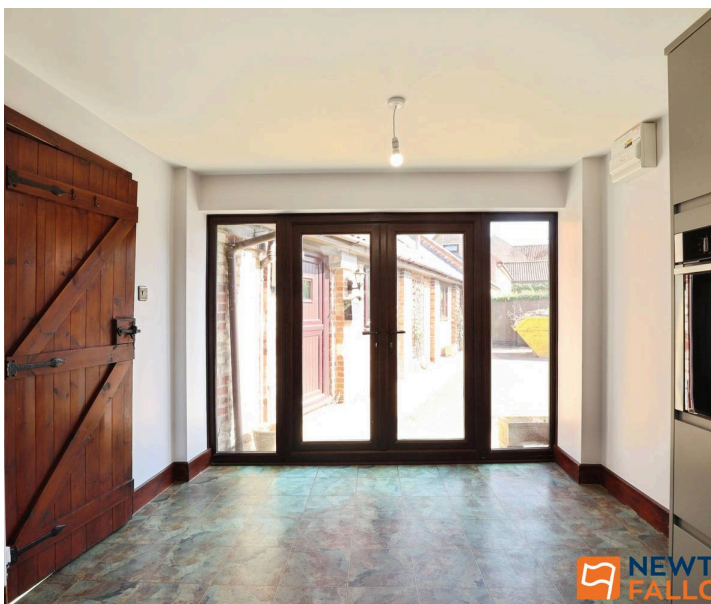
KITCHEN / DINER

14' 7" x 10' 5" (4.44m x 3.18m)

A beautifully finished, contemporary kitchen fitted with a sleek range of handleless soft-grey wall and base units, complemented by contrasting light work surfaces and tiled splashbacks. Integrated appliances include an eye-level oven, electric hob with extractor above, space for an under-counter washing machine, and dedicated tall storage units. A rear window, and full-height French doors with glazed side panels that lead directly outside, the space also features characterful details such as a rustic timber latch door leading to the adjacent garage. Finished with practical slate-effect tiled flooring, spotlighting, and ample room for a dining table.

GARAGE / STORAGE AREA

15' 1" x 10' 5" (4.60m x 3.18m)





BEDROOM ONE

19' 5" x 15' 6" (5.92m x 4.72m)

An exceptionally generous principal bedroom suite benefiting from fantastic natural light via dual-aspect windows, including a prominent floor-to-ceiling timber-framed window section with character wood paneling below. Decorated in fresh neutral tones with soft plush carpet and contrasting dark wood skirtings, this expansive room offers ample space for a king-sized bed alongside freestanding wardrobes and bedroom furniture. Further benefits include direct access to a stylish en-suite shower room, a wall-mounted radiator, and multiple power points

EN-SUITE

9' 8" x 4' 11" (2.95m x 1.50m)

A stylishly appointed modern en-suite featuring large-format stone-effect wall and floor tiles, seamlessly paired with striking vertical sage-green tiles inside the shower enclosure. The suite includes a glass-enclosed shower cubicle with sleek black matte fittings and rainfall showerhead, alongside a muted green vanity unit with an integrated wash hand basin, matching black hardware, and a wall-mounted mirror above. Complete with integrated ceiling spotlights and ventilation.

FAMILY BATHROOM

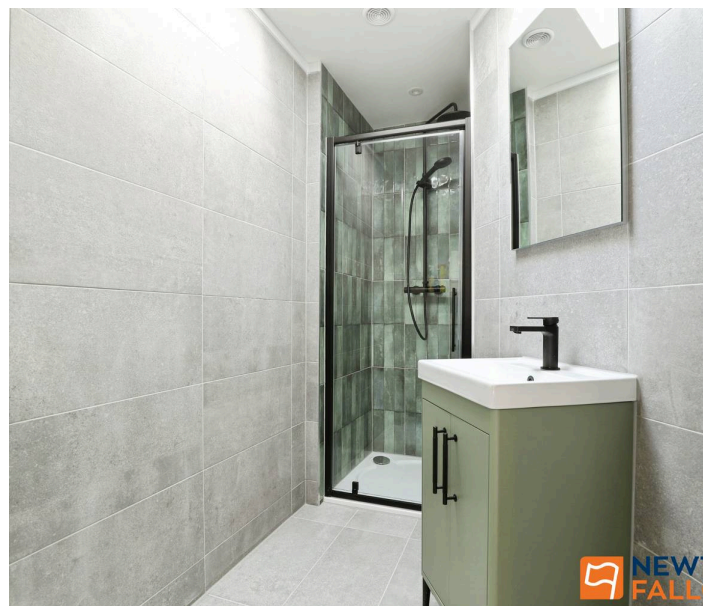
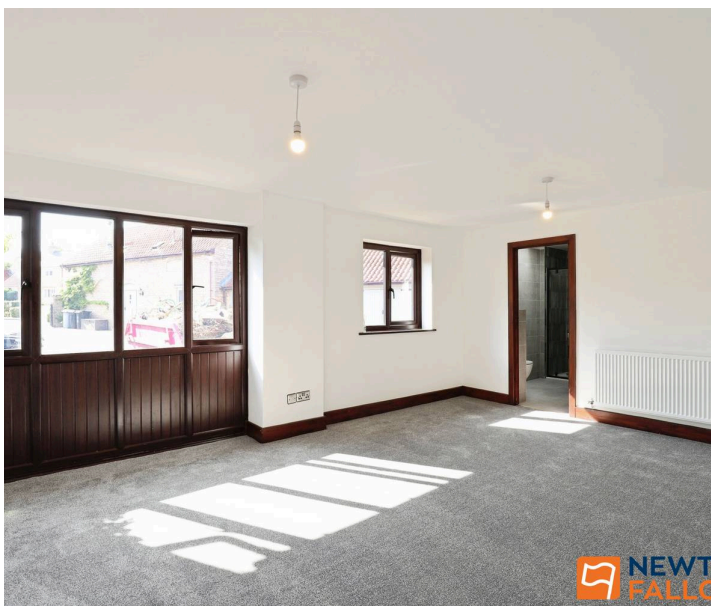
9' 8" x 7' 0" (2.95m x 2.14m)

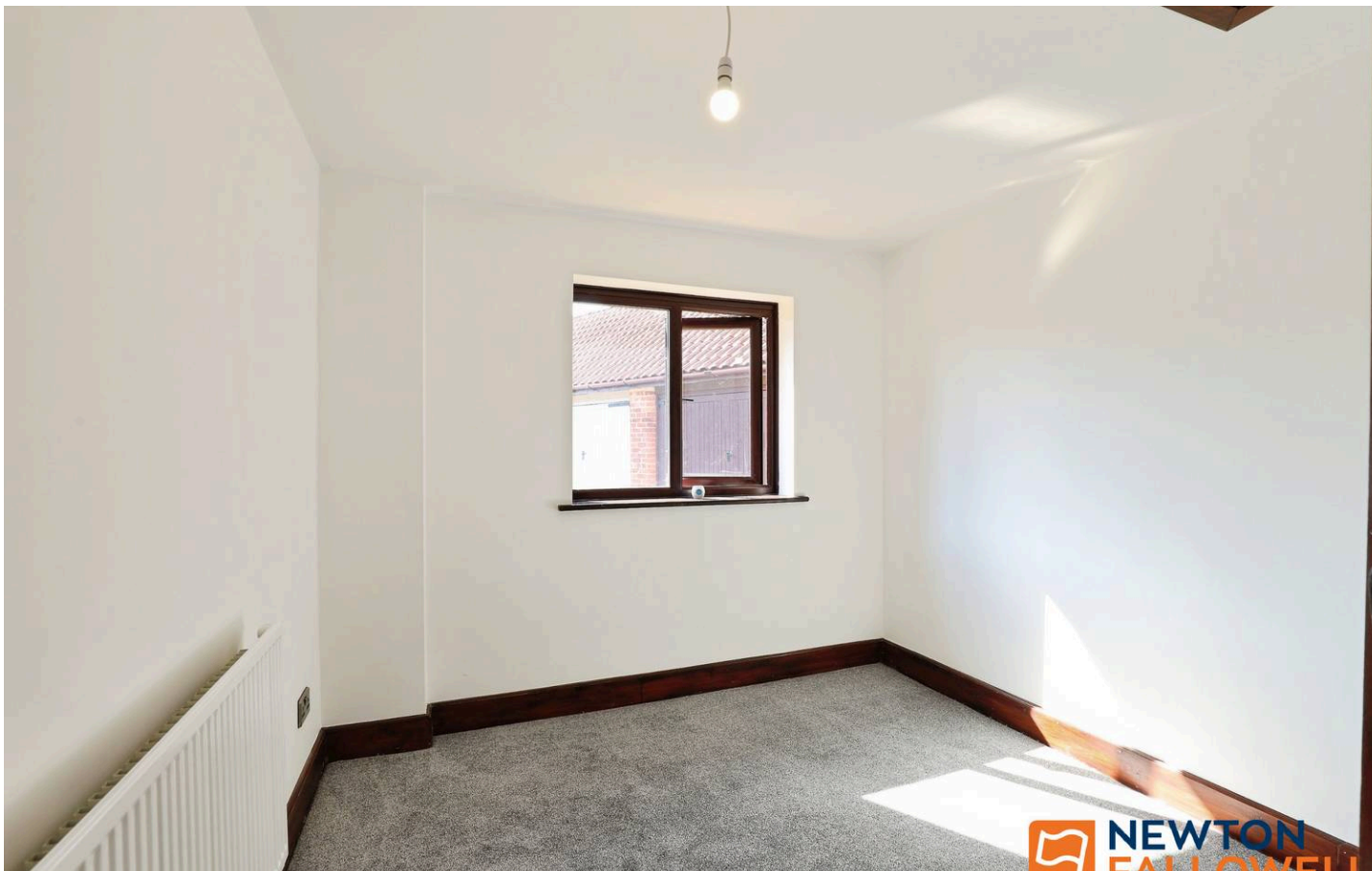
A beautifully proportioned four-piece family bathroom complete with neutral, contemporary tiled surrounds and sleek chrome fittings. The suite features a panelled bath with a handheld shower attachment, a separate curved corner glass shower cubicle with a rainfall showerhead, and a modern vanity unit housing a wash hand basin with chrome mixer tap. A hidden-cistern WC, a heated towel rail, a shaver point, and a wall-mounted mirror

BEDROOM TWO

10' 6" x 9' 0" (3.19m x 2.75m)

A well-proportioned double bedroom featuring crisp white walls paired with rich, dark wood skirtings and a matching rustic wooden latch door. A wooden-framed window brings in natural light, while soft grey carpeting adds a cozy touch underfoot. Complete with a wall-mounted radiator, ceiling pendant lighting, and a timber ceiling hatch providing access to additional storage space





EXTERIOR

Approached via a generous tarmac courtyard providing ample off-road parking for multiple vehicles alongside access to the integrated garage, this attractive brick and stone barn conversion enjoys a highly desirable position with views over neighbouring countryside. To the rear, the private garden features a paved patio area ideal for outdoor dining, raised wooden decking steps leading directly into the living room, and a lawned area dotted with mature trees and established shrubs. Enclosed by a combination of timber fencing and post-and-rail hedgerows bordering open fields, the outdoor space offers a tranquil and scenic backdrop to this charming single-storey home.

SKILLINGTON

Skillington is ideally located between the Vale of Belvoir and Rutland Waters. It is 30 minutes from the City of Nottingham and 20 minutes from the picturesque town of Stamford. The railway station at Grantham offers an easy commute to London in 1 hour 5 minutes to Kings Cross.

AGENTS NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

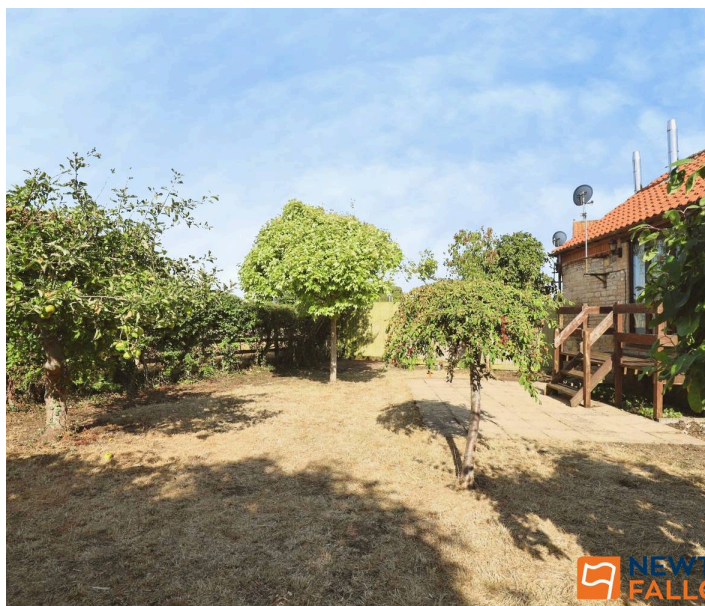
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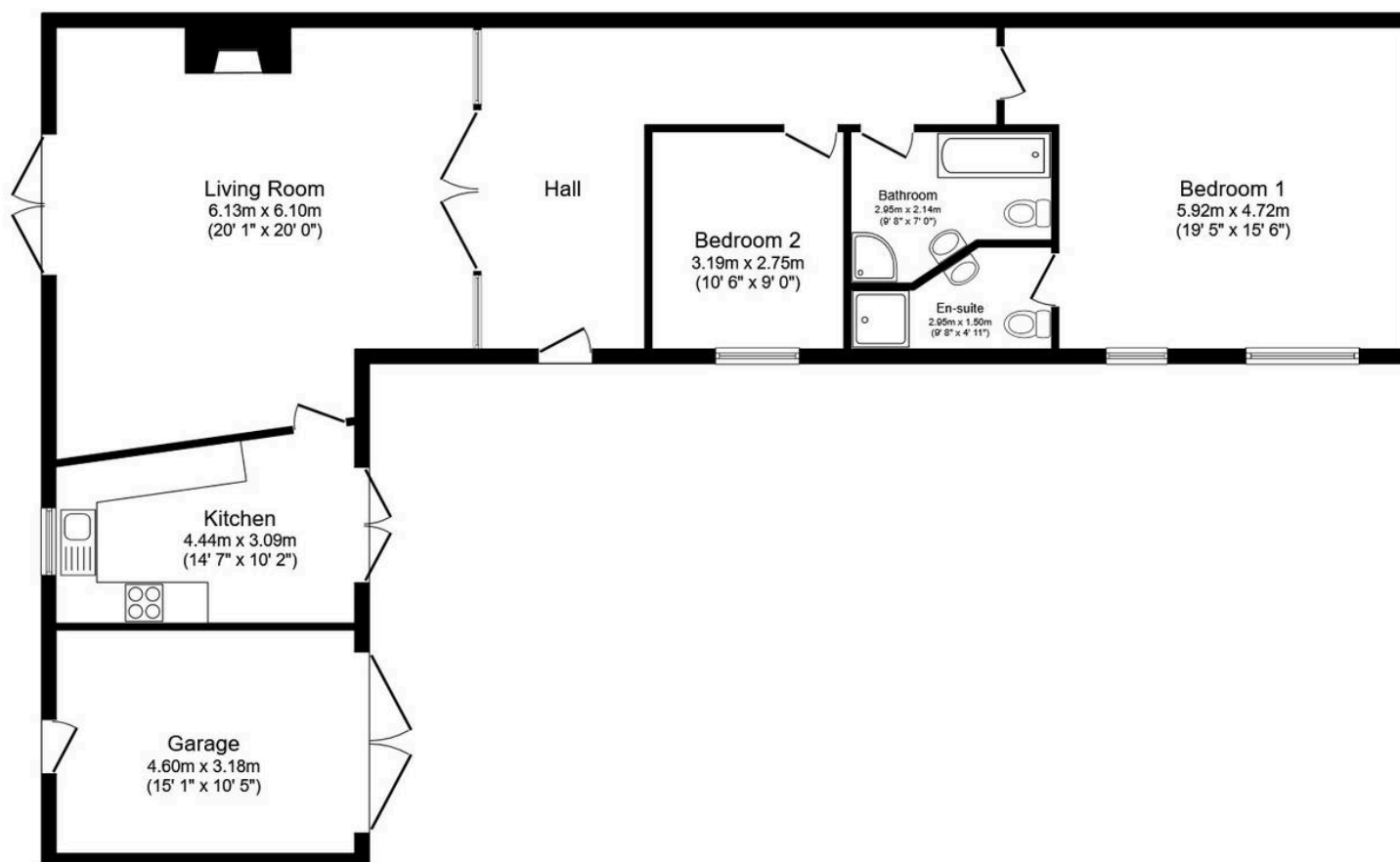


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Ground Floor

Total floor area 126.0 sq.m. (1,357 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).

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Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/