



Pinfold Lane, Marston



- Beautifully Presented Throughout
- Three Generous Bedrooms
- Popular Village Location
- Stunning Open Plan Reception Rooms
- Ample Driveway Parking
- Large Rear Garden
- Freehold
- EPC rating: TBC



A beautifully presented and generously proportioned three-bedroom semi-detached family home, complete with garage and attractive gardens, ideally positioned within the highly regarded village of Marston.

The well-balanced accommodation is arranged over two floors and extends to a welcoming entrance hall, leading through to a superb recently renovated open-plan sitting and dining room, thoughtfully designed to create a bright and sociable living environment. A versatile study area provides an ideal space for home working, complemented by a well-appointed kitchen, conservatory overlooking the garden, separate utility room and a ground floor cloakroom. To the first floor are three well-proportioned bedrooms served by a family bathroom.

Externally, the property is approached via a gravel driveway affording ample off-street parking. The rear garden is private and well enclosed, offering a delightful setting for outdoor entertaining and family enjoyment, and also provides access to the garage.

Viewing is highly recommended to fully appreciate the quality of accommodation and the generous space on offer!





MARSTON

There are facilities available in Marston village, which has a primary school and community owned pub and village shop offering everyday essentials, pantry staples as well as locally sourced meats, bakery products, fruit and veg and also dairy produce and beverages of all kinds. The village hall and playing field are also shared with Hougham.

Travel connections in the area are excellent - the A1 passes to the west of Grantham providing access to major commuter areas with an access point also close to Marston, and the A52 crosses through Grantham taking you east to Boston and west to Nottingham. Grantham station is on the East Coast mainline with direct services to London King's Cross from around 70 minutes, Newark in 10 mins and Peterborough in 20 mins. Cross country service to Nottingham in just 30 mins.

Grantham has successful Community, Special and Independent schools for children of all ages as well as two grammar schools.

ACCOMMODATION

ENTRANCE HALL

With uPVC double glazed door to the side, uPVC double glazed window to the rear aspect, herringbone oak flooring.

LOUNGE / DINER

7.36m x 3.65m (24'1" x 12'0")

Having two uPVC double glazed windows to the front, fireplace with attractive multi-fuel burner within, herringbone oak flooring, spotlights, bluetooth speakers in the ceiling, and open to:

STUDY / OFFICE SPACE

3.35m x 1.79m (11'0" x 5'11")

With glazed door into the kitchen, spotlights, and herringbone oak flooring.

KITCHEN

2.62m x 2.88m (8'7" x 9'5")

With uPVC double glazed window to the side aspect, fitted with a range of base level cupboards with matching eye level units, inset one bowl sink and drainer, electric oven, space for a dishwasher and washing machine, splashback tiles, and vinyl flooring.

REAR LOBBY

With vinyl flooring, space for a fridge / freezer, and a uPVC double glazed door providing access to:

CONSERVATORY

1.62m x 1.81m (5'4" x 5'11")

With uPVC double glazed windows, as well as uPVC door to the rear garden.

UTILITY ROOM

2.66m x 3.2m (8'8" x 10'6")

With uPVC double glazed window to the side aspect, work surface with space beneath for a tumble dryer, vinyl flooring, and space for a fridge / freezer

CLOAKROOM

1.31m x 0.84m (4'4" x 2'10")

With uPVC obscure double glazed window to the side aspect, low level WC, and vinyl flooring.

FIRST FLOOR LANDING

With carpet flooring, uPVC double glazed window to the side aspect, and access to the loft

BEDROOM ONE

4.15m x 3.28m (13'7" x 10'10")

With uPVC double glazed window to the front aspect, carpet flooring and fitted wardrobes

BEDROOM TWO

3.38m x 3.65m (11'1" x 12'0")

With uPVC double glazed window to the front aspect, and carpet flooring

BEDROOM THREE

2.2m x 2.93m (7'2" x 9'7")

With uPVC double glazed window to the rear aspect, and carpet flooring





FAMILY BATHROOM

1.77m x 1.96m (5'10" x 6'5")

With uPVC obscure double glazed window to the rear aspect, panelled bath with electric shower over, pedestal wash basin and low level WC., fully tiled walls, airing cupboard, extractor and vinyl flooring.

EXTERIOR

To the front there is a good sized gravelled driveway, with the benefit of an external power point, and leads to the entrance door and down the side of the property. At the rear there is an extensive garden that is mostly paved and lawned, whilst also having a garage, shed, summer house with power, and three outside taps. The bottom of the garden where there is access to the garage / additional parking.

GARAGE

COUNCIL TAX

The property is in Council Tax Band A.

DIRECTIONS

From High Street leave Grantham town via Watergate proceeding over traffic lights on to North Parade, through Gonerby Hill Foot and Great Gonerby joining the A1 north at the Downtown roundabout. Continue along the A1 until you see the signpost for Marston, take this turning and you will enter the village via Toll Bar Road turning right into Pinfold Lane, the property is on your left hand side. Alternatively the property can be accessed by leaving the A1 at Long Bennington and following the directions for Foston then Hougham and into Marston.

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

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £54 inc. VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

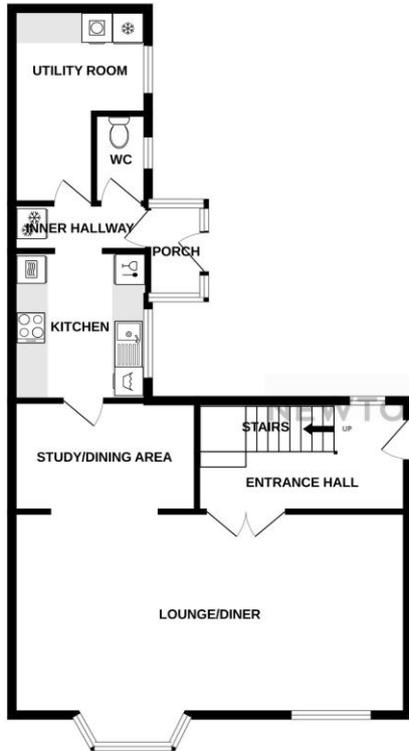
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services.

For more information please call in the office or telephone 01476 591900.

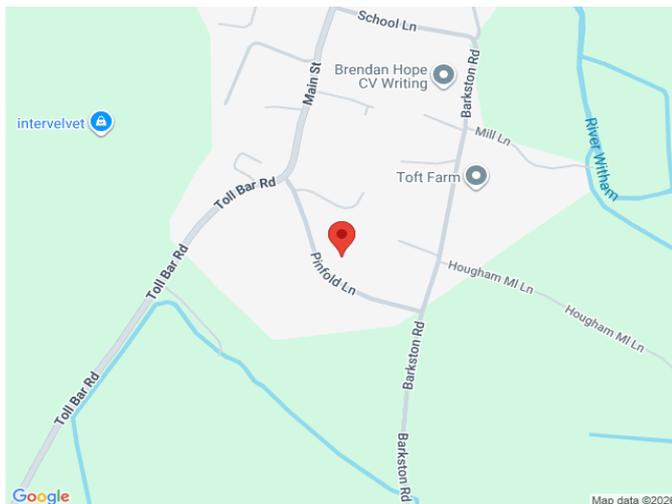
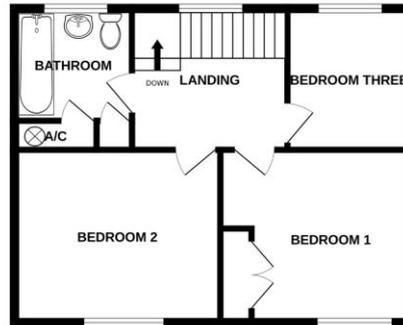


Floorplan

GROUND FLOOR



FIRST FLOOR



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