



55a Main Street, Wilsford

Guide Price £490,000

 **NEWTON FALLOWELL**

55a Main Street

Wilsford, Grantham

Lime House is a detached 4-bed home (1830 sq ft) in a small exclusive development, with stylish interiors, garage, landscaped garden, and potential for loft conversion. No onward chain.

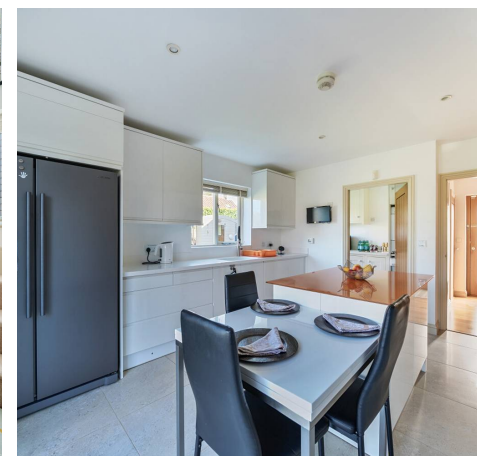
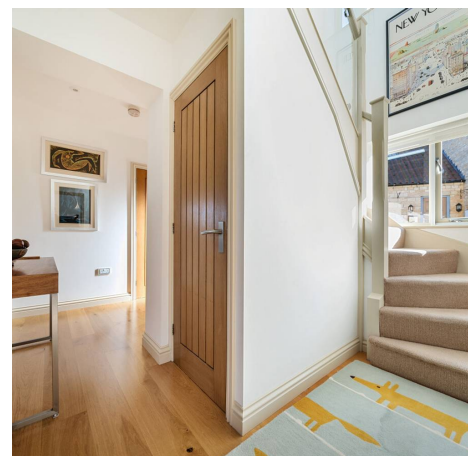
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Individual Stone Built House
- Delightful Conservation Village
- Stylishly Fitted Accommodation
- Ground Floor Cloakroom
- Kitchen/Breakfast Room and Utility Room
- Three Reception Rooms
- Four Bedrooms
- Dressing Room and Two Bathrooms
- No Onward Chain
- Viewing Recommended





ACCOMMODATION

ENTRANCE HALL

Having an oak entrance door, engineered oak flooring, intruder alarm panel, spotlights, smoke alarm, staircase off to the first floor accommodation, understairs storage cupboard and double glazed window to the front elevation.

CLOAKROOM

With low level WC., wash basin with vanity storage, tiled floor, extractor fan, spotlights and obscure double glazed window to the front elevation.

KITCHEN/BREAKFAST ROOM

14' 5" x 13' 5" (4.39m x 4.10m)

Comprehensively fitted with a range of stylish units comprising base cupboards with Corian style work surfaces and eye level cupboards, island unit with glazed top, inset sink and drainer with utility mixer tap over, Siemens integrated double oven and Caple 5-burner gas hob (LPG) with Caple extractor hood over, American style fridge freezer, tiled floor, double glazed patio doors with fitted blinds to garden, double glazed window to the side elevation and smoke alarm.

UTILITY ROOM

Having a range of base cupboards and work surfacing, integrated washing machine and tumble dryer, Worcester oil fired boiler, external half double glazed door to the side, extractor fan and tiled floor.

DINING ROOM

16' 7" x 10' 10" (5.05m x 3.29m)

With double glazed window to the rear elevation, double glazed French doors to the garden with fitted blinds, engineered oak floor.

SITTING ROOM

22' 0" x 12' 0" (6.71m x 3.66m)

Having aspects to both front and rear and open arch to the dining room, engineered oak floor, wood burning stove with marble surround and hearth.





STUDY

9' 11" x 10' 9" (3.01m x 3.28m)

With double glazed window to the front elevation.

GALLERIED LANDING

With glazed balustrade, double glazed window to the front elevation, radiator, smoke alarm and loft hatch with drop down folding ladder.

BEDROOM 1

12' 7" x 11' 11" (3.83m x 3.64m)

With double glazed window to the front elevation with views towards fields, a range of fitted wardrobes, radiator, spotlights and smoke alarm.

DRESSING ROOM

Having double glazed window to the side elevation, radiator, built-in wardrobe and shelving.

EN SUITE BATHROOM

With obscure double glazed window to the rear aspect and containing Duravit fittings comprising a deep panelled bath with central mixer, large shower cubicle, wash basin and low level WC., LED lit mirror with integrated shaving point, electric under floor heating, chrome heated towel rail, tiled walls.

BEDROOM 2

15' 7" x 13' 5" (4.75m x 4.08m)

With double glazed window to the side elevation, radiator, spotlights, three additional Velux windows.

BEDROOM 3

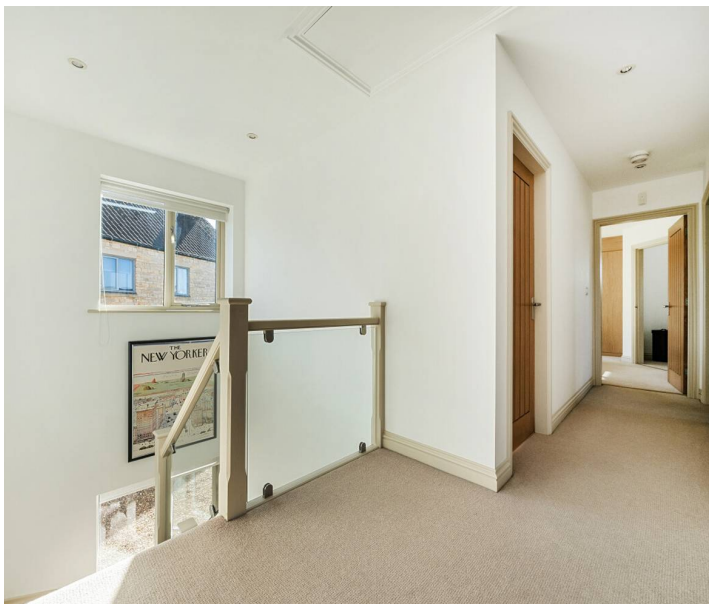
11' 10" x 9' 1" (3.60m x 2.76m)

With double glazed window to the rear elevation, built-in wardrobe with glazed doors, radiator, spotlights.

BEDROOM 4

9' 11" x 9' 1" (3.01m x 2.77m)

Having double glazed window to the front elevation with views towards fields, radiator and spotlights.





FAMILY SHOWER ROOM

Also with Duravit fittings, having large double shower cubicle with rain head shower and additional spray, wash basin and low level WC., LED lit mirror with integrated shaving point, chrome heated towel rail, tiled floor and fully tiled walls.

ATTIC

29' 2" x 15' 9" (8.90m x 4.79m)

Measured to purlins. A large open roof void approached by a folding loft ladder, boarded and with Velux windows. Ideal for various uses subject to building regulations.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating is installed. The property has under floor heating to the ground floor and radiators to the first floor.

COUNCIL TAX

The property is in Council Tax Band E.

DIRECTIONS

From High Street continue on to Watergate following the one way system turning right onto Broad Street and left onto Brook Street. Continue over the Manthorpe Road traffic lights, passing Grantham Hospital and out of town. Continue past Belton and Syston, through Barkston and continue along the A153. Go over the Ancaster crossroads and on to Wilsford. As you drive through the village along Town End, take the right turn near the end on the bend onto Main Street. The property is a short distance along on the right-hand side.

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.



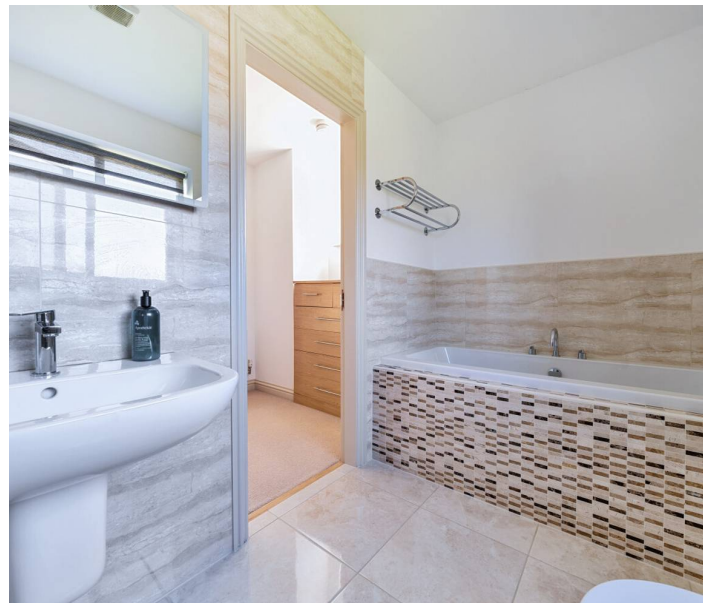


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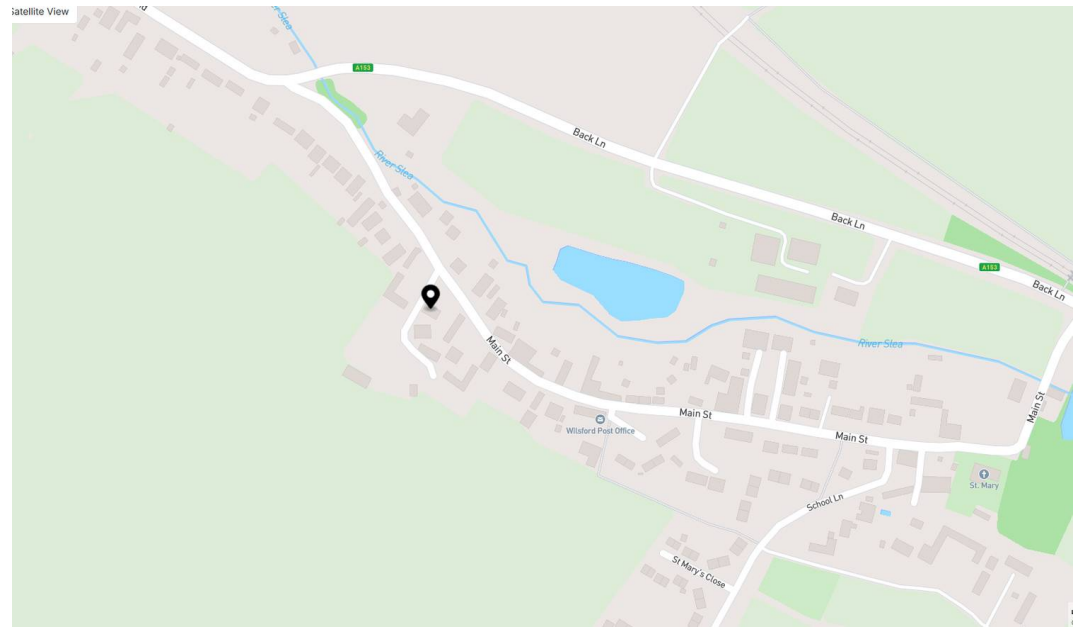
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Anti-Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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