

Beech Tree Cottage, Long Street, Foston, GRANTHAM NG32 2LD

william h brown

welcome to

Beech Tree Cottage, Long Street, Foston, GRANTHAM

GUIDE PRICE £415,000 - £425,000 - Full of character and period features, this spacious cottage is situated in a desirable village location. Offering two reception rooms, four bedrooms, a kitchen with utility and boot room, plus a shower room and family bathroom. Benefitting from a gated driveway.













Bootroom
Entering the property through a part glazed door into the split bootroom with a door leading into the utility room.

Utility Room
9' 6" x 8' 5" (2.90m x 2.57m)
With quarry tiled flooring, base cupboards and a stainless steel sink, space for a fridge freezer, washing machine, boiler and doors leading into the shower room and kitchen.

Downstairs Shower Room
8' 5" x 2' 7" (2.57m x 0.79m)
Comprising of a shower cubicle, low level WC, tiling to the walls and floor.

Open Plan Kitchen/Family
23' 5" x 17' 9" (7.14m x 5.41m)
Open plan kitchen family room has windows to the side and the rear aspects, comprising of country style green units to both the floor and eye level with wood worktops over, Belfast sink with mixer tap. Breakfast bar, double oven with extractor hood above and built-in dishwasher. Wooden floors and beamed ceiling and door leading into the inner hallway.

The family area and dining features a corner fireplace with tile surround and inset log burner, wooden flooring, windows looking out to three aspects, and door leading out into the courtyard.

Inner Hallway
Good space with a doors leading into the study and lounge and staircase leading up to the first floor landing.

Study
9' 5" x 5' 8" (2.87m x 1.73m)
With a window to the side aspect, carpet, and radiator.

Lounge Family Area
12' 5" x 10' 5" (3.78m x 3.17m)
Featuring cast iron fittings surrounding a black fireplace, carpet, radiator, wood beams, and window looking over the garden.
Versatile room, that could be used as a family room, playroom or downstairs bedroom.

First Floor Landing
Spacious landing with a window to the rear aspect, fitted shelving unit and doors leading into the bedrooms and family bathroom.

Bedroom One
15' 7" x 12' 2" (4.75m x 3.71m)
With a window to the front aspect, wood flooring, radiator, and hatch access to the loft, sleight sloped ceiling.

Bedroom Two
12' x 10' (3.66m x 3.05m)
With the window to the front aspect, built-in wardrobe space, original cast iron fireplace with wooden surround and a radiator, sleight sloped ceiling.

Bedroom Three
11' 8" x 8' 7" (3.56m x 2.62m)
With a window to the front aspect, carpet, radiator, and skylight with sloping ceiling (restricted head height)

Bedroom Four
11' 9" x 8' 10" (3.58m x 2.69m)
With a window to the front aspect, carpet, radiator and skylight with sloping ceiling (restricted head height).

Family Bathroom
9' 2" x 6' 4" (2.79m x 1.93m)
Recently renovated with underfloor heating this family bathroom comprises of a shower cubicle, bath, wash hand basin, low level WC, tiling to the walls, tiled floor, built-in storage space skylight window and radiator.

General Description Outside
Approaching the property having gated access into the gravel driveway and garage. Picket fencing with gate into the block paved south facing courtyard garden, featuring a brick bbq, space for outside dining.
Leading to an area of lawn with hedging, mature shrubs, plants and flowers enclosed by fencing.

Large single L-Shaped garage with double doors into the courtyard, power, lighting, boarded loft space and an up and over door.

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."

welcome to

Beech Tree Cottage Long Street, Foston GRANTHAM

- Semi-Detached Charming Cottage
- Two Reception Rooms
- Study
- Four Bedrooms
- Character Features

Tenure: Freehold EPC Rating: D
Council Tax Band: C



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.focalagent.com

guide price

£415,000 - £425,000









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The Property Ombudsman

Property Ref:
GST113401 - 0006

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