



Connells

The Terrace  
Great Ponton Grantham



### Property Description

Connells are delighted to bring to the market a Charming Period Home in a Highly Sought-After Lincolnshire Village, 4 The Terrace is a character-filled, traditional village property dating back to the late Victorian/early 20th century, offering all the warmth, proportions and craftsmanship associated with homes of this era. Properties along The Terrace are known for their solid construction, generous room sizes and timeless architectural features, making them highly desirable for buyers seeking a home with authenticity and charm.

The ground floor comprise of entrance porch, comfortable lounge, perfect for relaxing, while to the rear is a spacious dining room, ideal for entertaining or family meals. Beyond this, the property benefits from a fitted kitchen/breakfast room, offering ample worktop and storage space with room for casual dining. A convenient ground floor shower room completes the downstairs accommodation.

To the first floor, the landing leads to two bedrooms both offering excellent space for furniture and storage. A family bathroom serves the first floor, fitted with a bath, W.C and wash hand basin.

Externally, To the front of the property there is a long blocked paved driveway. To the rear there is a enclosed garden offering large patio areas for dining, in addition to good size laid to law area with a summer house offering views over the countryside.

Early viewing is recommended to appreciate the space and potential on offer.

### Ground Floor

#### Entrance Porch

With a window to the side, doors leading to the kitchen / breakfast room and the shower room.

#### Shower Room

With a window to the rear, shower cubicle, wash hand basin, W.C. Offering space and plumbing for a washing machine.

#### Kitchen / Breakfast Room

With a window to the rear, range of wood effect wall and base units, black counter tops, double sink, space for free standing appliances.

#### Dining Room

With a door leading to the stairs, doors leading to the hall and kitchen breakfast room. Window to the side, carpet, radiator, fire place with back fired boiler.

#### Hall

With a window to the side, carpet and a

understairs cupboard.

## Lounge

With a window to the front, carpet, radiator, electric fire,

## First Floor

### Landing

With a window to the side, radiator, loft access, doors leading to two bedrooms and the bathroom.

### Bedroom One

With a upvc double glazed window to the front, radiator, carpet, airing cupboard with tank.

### Bedroom Two

With two double glazed windows to the side and rear, carpet, radiator.

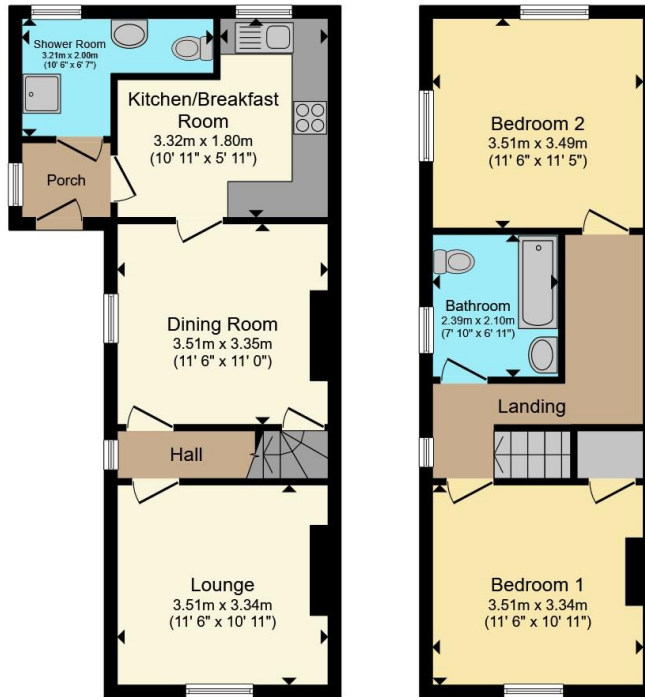
## Bathroom

With a window to the side, bath with shower over, wash hand basin with vanity unit, W.C, towel rail and a radiator.









**Ground Floor**

**First Floor**

Total floor area 83.3 m<sup>2</sup> (896 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](http://www.propertybox.io)



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**view this property online [connells.co.uk/Property/GRM309313](http://connells.co.uk/Property/GRM309313)**

**directions to this property:**

Location

Great Ponton is known for:

EPC Rating: E Council Tax Band: B  
 \*Its friendly community feel

\*A well-regarded CofE Primary School

\*Historic church and surrounding countryside

\*Walking routes, open fields and scenic rural landscape

Tenure: Freehold



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