



1 Mill Lane, Marston  
Grantham

£800,000

**David**Grace





## 1 Mill Lane

Marston, Grantham

Set in the heart of Marston, this spacious family home sits in half an acre of gardens, featuring an AGA kitchen, flexible living spaces, an attached annexe and easy access to Grantham and the A1.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial Detached Home in Sought-After Village of Marston
- Set Within Approximately Half an Acre of Mature, Private Gardens
- Four Bright and Versatile Reception Rooms
- Open-Plan Kitchen/Breakfast Room with Traditional AGA and Granite Worktops
- Formal Dining Room with Doors Opening Onto the Garden
- Four to Five Well-Proportioned Bedrooms with Countryside Views
- Principal Suite with Dressing Area, Ensuite and Balcony
- Self-Contained Attached Annexe Bungalow Ideal for Guests or Multigenerational Living
- Integral Double Garage and Adjoining Workshop
- EPC - D

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**Entrance Hall**

**Kitchen**

17' 3" x 22' 6" (5.26m x 6.87m)

**Utility Room**

7' 2" x 10' 11" (2.19m x 3.34m)

**WC**

**Dining Room**

10' 11" x 13' 9" (3.34m x 4.19m)

**Lounge**

28' 8" x 13' 7" (8.75m x 4.14m)

**Study**

14' 9" x 14' 5" (4.50m x 4.40m)

**Double Garage**

19' 2" x 20' 10" (5.83m x 6.36m)

**Oil Store**

**Workshop**

**WC**

**Annexe Bedroom**

14' 8" x 13' 7" (4.47m x 4.14m)

**Annexe Kitchen**

8' 9" x 13' 0" (2.67m x 3.95m)

**Annexe Shower Room**

5' 10" x 8' 10" (1.79m x 2.70m)

**Annexe Lounge/Dining Room**

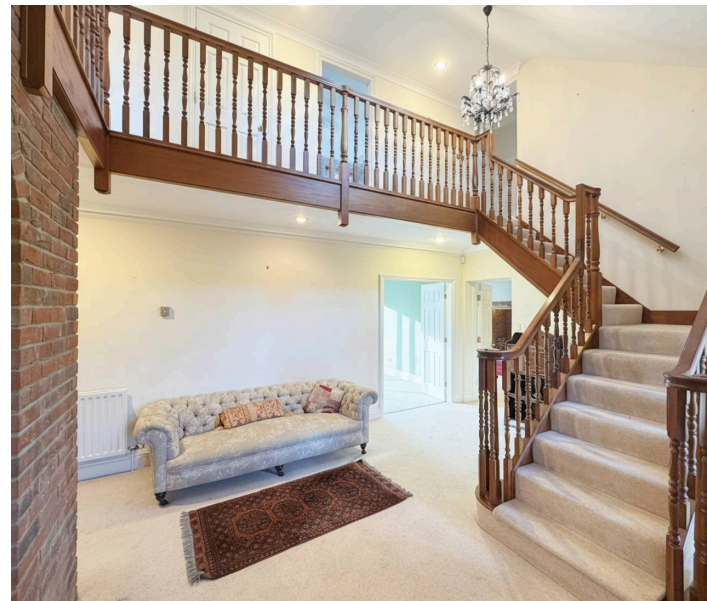
18' 5" x 10' 8" (5.62m x 3.26m)

**Landing**

**Bedroom 1**

19' 4" x 13' 5" (5.90m x 4.10m)

**Ensuite**





**GARDEN**

**DOUBLE GARAGE**

**DRIVEWAY**







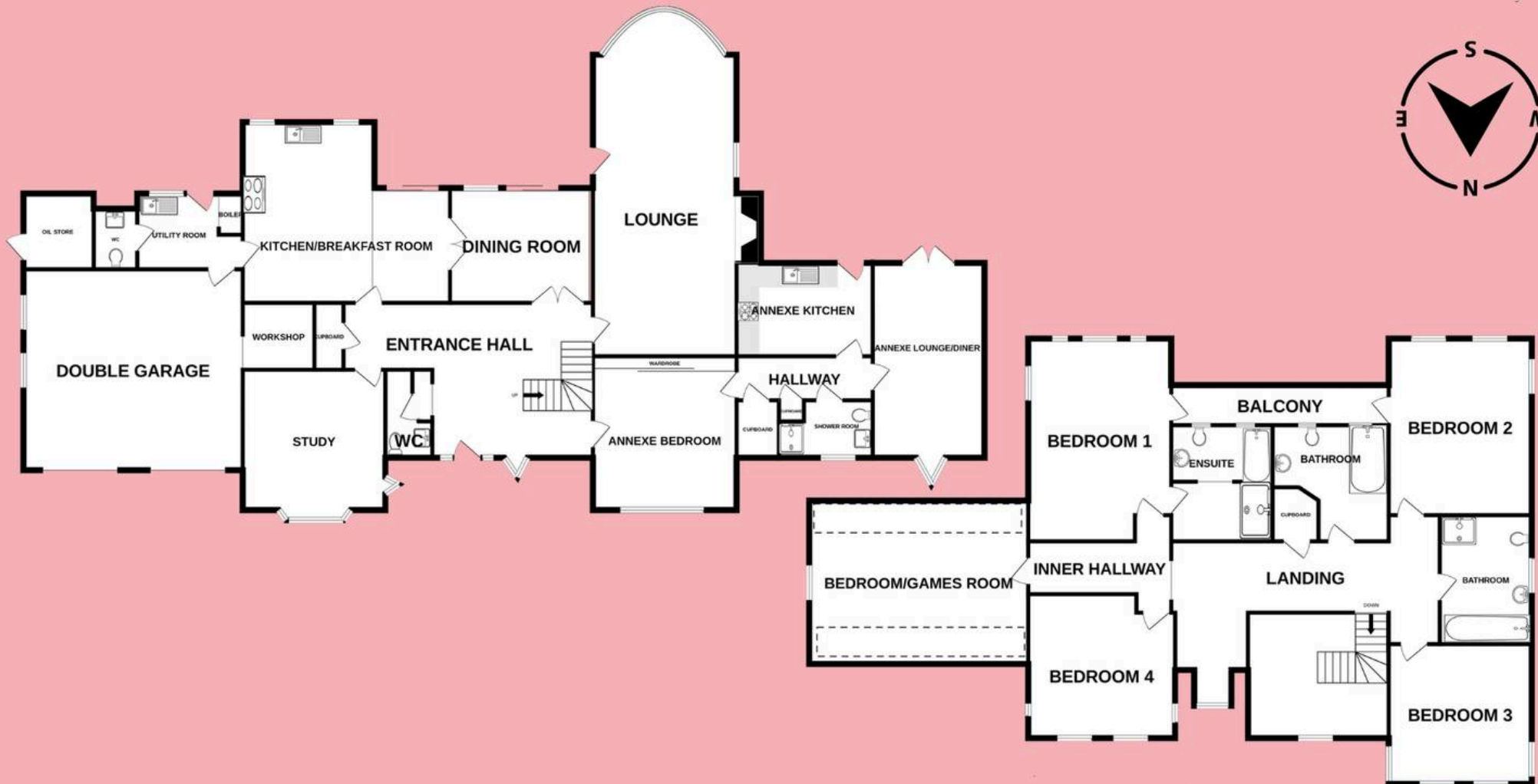




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Approx Internal area (Inc Garage):

4702q ft/436.9 m<sup>2</sup>





## David Grace Estate Agents

71 High Street, Grantham - NG31 6NR

01476 833833 • [sell@davidgrace.co.uk](mailto:sell@davidgrace.co.uk) • [www.davidgrace.co.uk](http://www.davidgrace.co.uk)

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