



Sutton Lane, Brant Broughton



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Guide Price £625,000 to £650,000



## Key Features

- Modern Five Bed Detached House
- Private Non Estate Position
- Fantastic Southerly Facing Rear Garden
- Double Garage & Driveway
- Four Reception Rooms
- Modern Breakfast Kitchen & Utility
- Council Tax Band: E
- EPC Rating: D
- Tenure: Freehold





An impressive and individual executive detached residence situated on a small private road leading to just five individual properties, with fantastic SOUTHERLY FACING gardens to the rear within the popular village of Brant Broughton.

This wonderful property has spacious accommodation comprising of a large reception hall, study, dining room, dual aspect lounge with feature fireplace and French doors leading to the rear garden, sitting room having a large feature bay window and French doors, a modern breakfast kitchen with integrated dishwasher, separate utility room and ground floor WC. To the first floor there is a galleried landing, master bedroom with built in wardrobes and full ensuite bathroom, bedroom two with ensuite shower room and three further bedrooms and a family bathroom, (bedroom five is currently utilised as a dressing room).

The property enjoys fantastic southerly facing gardens to the rear with a large patio area, lovely garden pond, generous lawn and a variety of trees and shrubs. The property benefits from oil central heating (New boiler 2024), UPVC double glazing, double garage and driveway.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

## Brant Broughton

The sought after village of Brant Broughton is located 8 miles east of Newark, and within commuting distance of Lincoln, Grantham and Sleaford, also having superb transport links via the A1 and A46, and Newark's Northgate railway station lying on the East Coast mainline giving easy access to both London's Kings Cross and the north. Village amenities include a Primary School, the 'Generous Briton' public house, a village shop, St Helens Parish church and a village hall. The Sir William Robertson Academy secondary school is located in the nearby village of Welbourn, with grammar schools at both Grantham and Sleaford.

## ACCOMODATION - Rooms & Measurements

Reception Hall 17'1" x 11'10" (5.2m x 3.6m)

Lounge 19'3" x 13'2" (5.9m x 4m)

Sitting Room 20'10" x 11'9" (6.4m x 3.6m)  
maximum measurements

Breakfast Kitchen 17'3" x 13'2" (5.3m x 4m)

Dining Room 13'2" x 9'11" (4m x 3m)

Study 13'2" x 7'11" (4m x 2.4m)

Utility Room 10'8" x 9'8" (3.3m x 2.9m)  
maximum measurements

WC 5'6" x 3'6" (1.7m x 1.1m)





**Galleried Landing** 18'10" x 11'9" (5.7m x 3.6m)  
maximum measurements

**Bedroom One** 13'2" x 12'3" (4m x 3.7m)  
maximum measurements excluding wardrobes

**Ensuite Bathroom** 9'5" x 8'4" (2.9m x 2.5m)

**Bedroom Two** 13'2" x 9'1" (4m x 2.8m)  
maximum measurements excluding wardrobe

**Ensuite Shower Room** 9'7" x 3'2" (2.9m x 1m)

**Bedroom Three** 13'3" x 8'1" (4m x 2.5m)  
maximum measurements

**Bedroom Four** 11'8" x 8'9" (3.6m x 2.7m)

**Bedroom Five** 13'3" x 7'1" (4m x 2.2m)  
maximum measurements

**Bathroom** 8'4" x 6'3" (2.5m x 1.9m)

**Double Garage** 18'6" x 18'0" (5.6m x 5.5m)



### Agent's Note - Access

There is a shared private road leading to the property's drive.

### Services

Oil fired heating. Mains electricity, water and drainage are connected.

### Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

### Anti-Money Laundering Regulations

Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

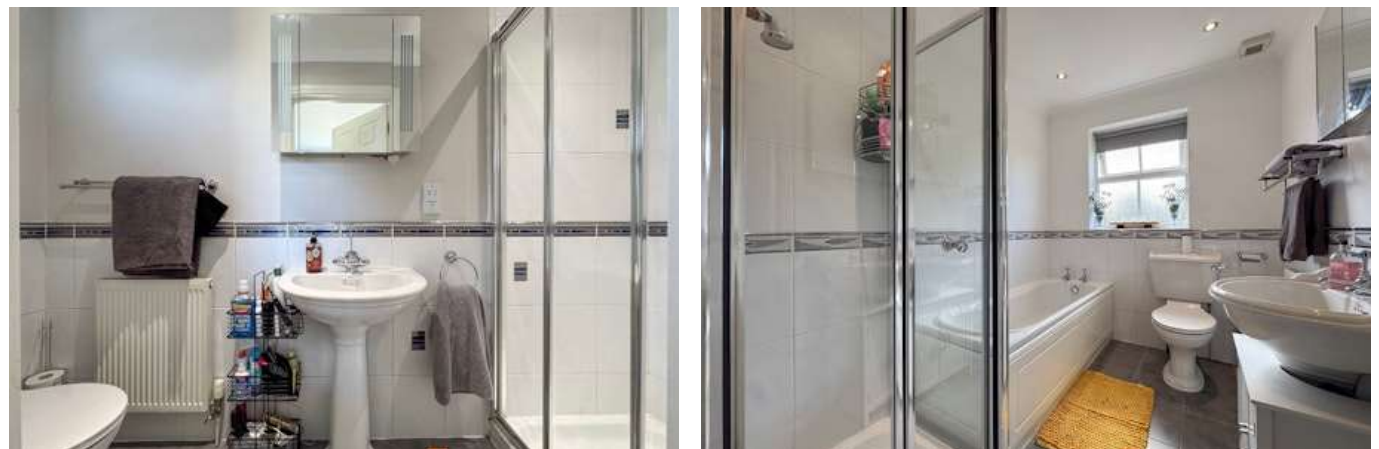
### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.





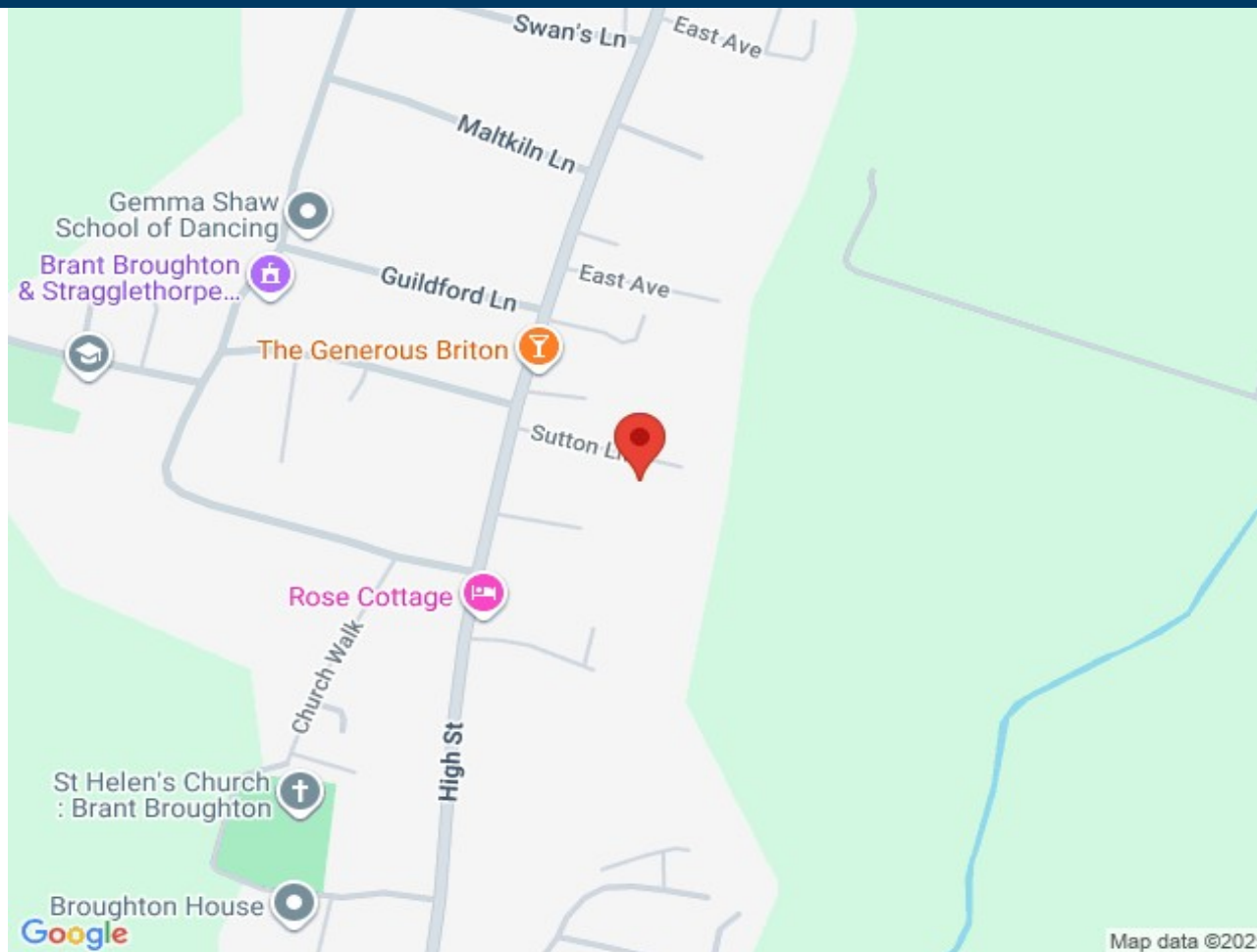
GROUND FLOOR

1ST FLOOR

DOUBLE GARAGE



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

