



BY DESIGN



The Laurels

Colsterworth, Lincolnshire



Refined Countryside Living

Exceptional five double bedroom stone-built detached home finished to a superb standard, offering stylish open-plan living, versatile accommodation, private landscaped gardens and excellent commuter links within this highly regarded village setting.

Positioned within the heart of this highly regarded village setting, this exceptional stone-built home combines elegant contemporary living with the ease and charm of a countryside lifestyle. Beautifully finished throughout and designed around modern family life, the property offers an effortless balance of sophisticated entertaining spaces and relaxed everyday comfort.

Extending to over 2,500 sq ft of versatile accommodation, the home is centred around a spectacular open-plan kitchen, dining and entertaining space with seamless access onto landscaped terraces and private gardens. Flooded with natural light and complemented by a series of flexible reception spaces including a superb games room with annex potential, the layout has been carefully considered to adapt to both family living and entertaining on a grander scale.

Surrounded by rolling countryside yet exceptionally well placed for Stamford, Grantham and direct rail links to London, The Laurels offers a lifestyle defined as much by connection and convenience as by peace and privacy. With Rutland Water, scenic walks and excellent schooling all within easy reach, this is modern village living at its finest.









Key features

Reception rooms

At the heart of the home lies a spectacular open-plan kitchen and dining room. Designed for both everyday living and entertaining, the solid wood Shaker-style kitchen features a large central island, range-style cooker with extractor above, double Belfast sink, and integrated dishwasher and fridge freezer. Underfloor heating and premium stone flooring continue through to the expansive dining area with feature exposed beams where double doors open to an outdoor seating area, enhancing the flow and versatility of the space.

The spacious living room is flooded with natural light from dual aspect windows and twin sets of French doors framing views over the garden and the mature trees to the rear. This inviting room is centred around an exposed brick chimney breast incorporating a contemporary multi-fuel stove. The French doors lead out to a raised patio terrace, creating a seamless connection between indoor comfort and outdoor relaxation.

The former double garage has been expertly converted into a superb games room, creating a highly versatile space ideally suited to a home office, cinema room, gym or playroom.

The ground floor also benefits from a substantial utility room with rear access, offering excellent practicality, alongside a generous WC with potential to convert into a shower room.

Bedrooms

The first floor hosts five generously proportioned double bedrooms. The principal suite is particularly impressive, boasting a full wall of bespoke fitted Sharps wardrobes and a luxurious ensuite bathroom complete with a claw foot roll top bath, separate shower, basin and WC.

The four further well-proportioned double bedrooms are serviced by a spacious family bathroom featuring a contemporary four-piece suite













Location

The popular village of Colsterworth offers an appealing balance of countryside living and everyday convenience, with a strong sense of community and an excellent range of local amenities including a village shop, Co-op mini supermarket, pub, Chinese restaurant, primary school, sports facilities and a doctor's surgery. Surrounded by rolling countryside, the area is ideal for those seeking an active outdoor lifestyle, with scenic walks and cycling routes on the doorstep.

Perfectly positioned for commuting, the village enjoys easy access to the nearby market towns of Stamford, Grantham, Newark and Melton Mowbray, each offering an excellent selection of independent shops, restaurants, leisure facilities and schooling. Grantham's mainline railway station provides direct services to London King's Cross in approximately one hour, making the area highly attractive to commuters. The area is particularly well regarded for schooling, with a selection of highly regarded state and grammar schools nearby, alongside an excellent choice of independent education including Stamford School, Oakham School and The King's School, making the location especially appealing for families.

For leisure pursuits, the stunning Rutland Water is within easy reach, offering sailing, paddleboarding, cycling and some of the region's most picturesque walking routes, while the surrounding Rutland countryside provides an exceptional setting for outdoor recreation year-round.

The Laurels, Colsterworth, Lincolnshire

Outside

The property occupies a generous corner plot enclosed by a stone wall and mature laurels, creating a wonderfully private and secure garden ideal for both family life and entertaining. Predominantly laid to lawn and framed by mature trees, the gardens provide a peaceful setting for children to play and adults to relax.

A substantial raised terrace with iron railings provides the perfect backdrop for outdoor dining and summer gatherings, while a second terrace accessed directly from the kitchen/dining room enhances the seamless indoor-outdoor lifestyle.

A large gravel driveway to the side of the property provides ample off-street parking and is enhanced by raised beds with mature borders.



Floorplan

Ground Floor



First Floor



Approximate Gross Internal Area
Ground Floor = 117.1 sq.m / 1,261 sq.ft.
First Floor = 89.5 sq.m / 963 sq.ft.
Total Area = 206.6 sq.m / 2,224 sq.ft.

Illustration for identification purposes only, measurement are approximate, not to scale.



Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band E – South Kesteven District Council

Property Construction – standard – stone & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating – Mains Gas

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Off-road parking for four vehicle

What3words: ///womb.definite.disbanded

Disclaimer: Please note the vendors of this property are employed by By Design Homes.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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National audience
local knowledge