



Larch House Village Street, Sedgebrook,
Lincolnshire, NG32 2EW

£775,000
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- Individual Well Thought Out Design
- 2 Ensuites & Main Bathroom
- Double Garage With Room Above
- Air Source Heat Pump & Under Floor Heating
- Completed In 2020
- 4 Double Bedrooms
- 3 Reception Areas
- Contemporary Fixtures & Fittings
- Viewing Highly Recommended

We have pleasure in offering to the market this interesting, individual, detached contemporary home originally completed in 2020 as part of the adjacent Chestnut Farm development. The property is a unique home that has been designed with a great deal of thought and attention to detail, combining both traditional and contemporary elements to provide efficient living with high performance double glazing, an air source heat pump and underfloor heating to the ground floor.

The property has been designed to create a versatile layout as well as having some interesting architectural elements. The first floor rooms have attractive pitched and vaulted ceilings and an impressive balcony to the main suite while, to the ground floor, a covered portico leads off the kitchen providing an excellent outdoor entertaining space. The property provides two main reception areas leading off a central hallway with a useful cloak room and utility off and includes a dual aspect snug. A central hallway leads into a further reception space with a lounge area with feature media wall, dual aspect and access out into a courtyard area of the garden while the open plan dining kitchen provides a light and airy space with windows to two elevations including a run of bifold doors leading out into a covered portico area and a pleasant aspect out into the garden.

To the first floor there are four double bedrooms, two of which benefit from ensuite facilities, and a modern bathroom suite servicing the remaining bedrooms. The principle bedroom is a particularly impressive space providing a large double bedroom with a high vaulted ceiling, balcony off and contemporary shower room.

As well as the internal accommodation the property occupies a delightful, established, level plot with gated access onto a substantial driveway providing a considerable level of off road parking which in turn leads to a detached garage which offers potential studio space in the eaves. The rear garden is enclosed to all sides and provides an excellent secure outdoor space ideal for families.

Overall the only way to truly appreciate this unique home is by internal inspection.

SEDGEBROOK

Sedgebrook lies on the edge of the Vale of Belvoir with facilities available in the adjacent villages of Allington and Bottesford including schooling, doctors surgeries and local shops. The nearby market towns of Grantham and Bingham offer further facilities including the Kings Grammar school for boys and Kesteven Grammar School for girls at Grantham.

Grantham also has a railway station with a high speed trains to Kings Cross in just over an hour. Sedgebrook is ideally located for commuting close to the A52 and A1 with links to the A46 and M1.

AN ALUMINIUM DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

18'4" x 7'10" min (11'7" max) (5.59m x 2.39m min (3.53m max))

A well proportioned initial entrance hall having attractive plank effect tiled floor, an excellent level of integrated storage with built in cloaks cupboard and central integrated seat with shelving beneath, contemporary deep skirting and architraves, inset downlighters to the ceiling and, in turn, further doors leading to:

GROUND FLOOR CLOAK ROOM

6'11" x 3'9" (2.11m x 1.14m)

Having a contemporary suite comprising WC with concealed cistern and tiled vanity area with round bowl washbasin and free standing mixer tap, tiled splash backs, continuation of plank effect tiled floor, inset downlighters to the ceiling and double glazed window to the side.

UTILITY ROOM

8'3" x 6' (2.51m x 1.83m)

A useful space which provides an excellent level of storage, having built in airing cupboard which houses the pressurised hot water system, further wall and base units with contemporary gloss door fronts, an L shaped configuration of work surfaces with inset round bowl sink, brush metal mixer tap and tiled splash backs, plumbing for washing machine, inset downlighters to the ceiling, continuation of plank effect tiled floor and double glazed window to the side.

LIVING ROOM/SNUG

15' x 14'2" (4.57m x 4.32m)

A versatile reception currently used as a formal sitting room, benefitting from a dual aspect with full height double glazed aluminium window to the front and additional window at the side. The room having deep skirtings and architraves, inset downlighters to the ceiling, additional wall light points and continuation of the plank effect tiled floor.

Returning to the initial entrance hall and open doorway leads through into:

INNER VESTIBULE

Having contemporary turning staircase with glass balustrade rising to the first floor landing, inset downlighters to the ceiling, continuation of the plank effect tiled floor and a further open doorway leading through into:

OPEN PLAN LIVING/DINING SPACE

27'9" x 10'3" total (12'11" max) (8.46m x 3.12m total (3.94m max))

A well proportioned open plan space providing an initial central reception and, in turn, a family room/snug which benefits from a dual aspect with double glazed window to the front and aluminium double glazed bifold doors into the garden at the rear. The room having a feature media wall, an excellent level of integrated storage with bespoke shelving and storage cupboards beneath, deep skirtings, inset downlighters to the ceiling and continuation of the plank effect tiled floor.

From this area an open doorway leads through into:

OPEN PLAN DINING KITCHEN

23'4" x 13'3" (7.11m x 4.04m)

A well proportioned open plan, everyday living/entertaining space flooded with light benefitting from windows to three elevations including a run of bifold doors that lead out into a covered portico at the rear. The initial reception area provides either a living or dining space which in turn is open plan to the kitchen which is fitted with a generous range of wall, base and drawer units including a larder unit with central alcove designed for an American style fridge freezer. The kitchen is finished in attractive heritage style colours with copper effect door furniture, having an L shaped configuration of preparation surfaces with inset composite sink and drain unit with chrome swan neck mixer tap and tiled splash backs. In addition a central island unit provides a further generous working area with integral breakfast bar for informal dining and additional storage beneath. Integrated appliances include Caple induction hob with contemporary hood over, fan assisted oven with combination microwave, dishwasher and wine cooler. In addition the kitchen has continuation of the plank effect tiled floor, inset downlighters to the ceiling and bifold doors leading out into a canopied portico providing a substantial outdoor seating/living area perfect for entertaining in conjunction with the kitchen.

RETURNING TO THE INNER VESTIBULE A CONTEMPORARY STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having attractive pitched ceilings providing a full height vault which creates an interesting internal feature. In turn further doors lead to:

PRINCIPLE SUITE

Comprising a generous double bedroom and ensuite facilities with a large balcony to the rear.

BEDROOM

18'8" max x 13'3" (5.69m max x 4.04m)

A wonderful well proportioned space having a high vaulted ceiling with Velux skylight to the side and a run of double glazed doors to the rear which lead out onto a substantial enclosed balcony with contemporary glass balustrade and tiled floor which looks out onto the rear garden. In addition the room benefits from a good level of integral storage with built in wardrobes and has a further door leading through into:

ENSUITE SHOWER ROOM

9'4" x 6'6" (2.84m x 1.98m)

Tastefully appointed with a contemporary suite comprising double width shower enclosure with sliding screen and wall mounted shower mixer with both independent handset and rainwater rose over, WC with concealed cistern and vanity unit with contemporary round bowl washbasin and matt black mixer tap, tiled splash backs and floor, attractive pitched ceiling, inset downlighters and skylight.

BEDROOM 2

15'2" max including ensuite x 11'5" (4.62m max including ensuite x 3.48m)

A further double bedroom also benefitting from ensuite facilities and having attractive high vaulted ceiling with inset skylight and double glazed gable end flooding this room with light. In addition the room having built in wardrobes with sliding door fronts.

A further door leads through into:

ENSUITE SHOWER ROOM

7'8" x 3'7" (6'10" max into shower enclosure) (2.34m x 1.09m (2.08m max into shower enclosure))

Tastefully appointed with a contemporary suite comprising double length shower enclosure with bifold screen and wall mounted shower mixer with independent handset and rainwater rose over, WC with concealed cistern and vanity area with round bowl washbasin and free standing mixer tap, tiled splash backs and floor, pitched ceiling and LED strip lighting.

BEDROOM 3

15' x 11'4" max (4.57m x 3.45m max)

A further well proportioned double bedroom having an attractive vaulted ceiling with inset downlighters and skylight to the side, full height double glazed gable end flooding the room with light, deep skirtings built in wardrobe with shelved alcove to the side.

BEDROOM 4

12'8" max x 12'8" (3.86m max x 3.86m)

A further double bedroom having an attractive pitched ceiling with inset downlighters and dual aspect skylights, built in wardrobes and deep skirtings.

MAIN BATHROOM

8'7" x 6'6" min (2.62m x 1.98m min)

Tastefully appointed with a contemporary suite comprising curved panelled bath with mixer tap and further wall mounted shower mixer with independent handset over, close coupled WC with concealed cistern and wall hung vanity unit with round bowl washbasin and free standing mixer, tiled splash backs and floor, attractive pitched ceiling with inset downlighters and skylight to the side.

EXTERIOR

The property occupies a now established plot, relatively generous by modern standards, set

well back from the main road behind a double field gate access onto a substantial tarmacadam driveway which provides a considerable level of off road parking. To the side of this are established borders with inset trees and shrubs. The driveway continues to a further paved area with block set edging and chipping borders and, in turn, leads to the front door. A further courtyard area provides a useful space for bin storage and also houses the air source heat pump. A courtesy gate to the side in turn leads into the rear garden which is a pleasant feature of the property being relatively generous by modern standards, enclosed by trellising, feather edged board fencing and brick walls and having an initial substantial plank effect tiled terrace which runs beneath a covered portico creating an interesting architectural feature as well as a covered seating area that links back into the kitchen allowing this area to be utilised all year round and providing an excellent entertaining space. The majority of the garden is laid to lawn with well stocked perimeter borders with a range of established trees and shrubs, having a further paved seating area that links into the living space and provides a pleasant sheltered courtyard area.

GARAGE

18' x 18' approx (5.49m x 5.49m approx)

Located to the front of the property is a substantial double garage having double width electric roller shutter door, power and light and pedestrian door at the rear giving access to an initial hallway with a turning staircase rising to:

GARAGE ATTIC SPACE

17'6" x 9'5" (5.33m x 2.87m)

A useful attic space which is a really versatile room that has been designed to create a purpose built space ideal as a home office, games room or small gym having fitted shelving, power and light, deep skirtings and pitched ceiling with inset downlighters and two Velux skylights.

COUNCIL TAX BAND

South Kesteven District Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, drainage and water. Heating is via air source heat pump (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-
<https://www.ukradon.org/information/ukmaps>

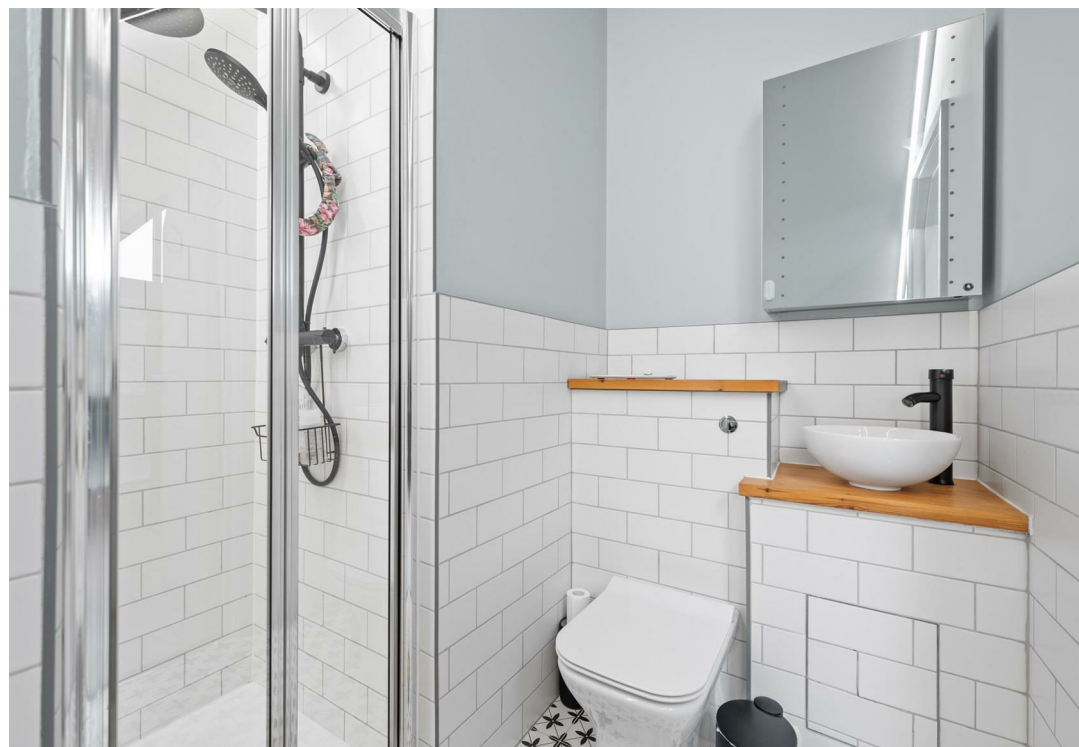
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

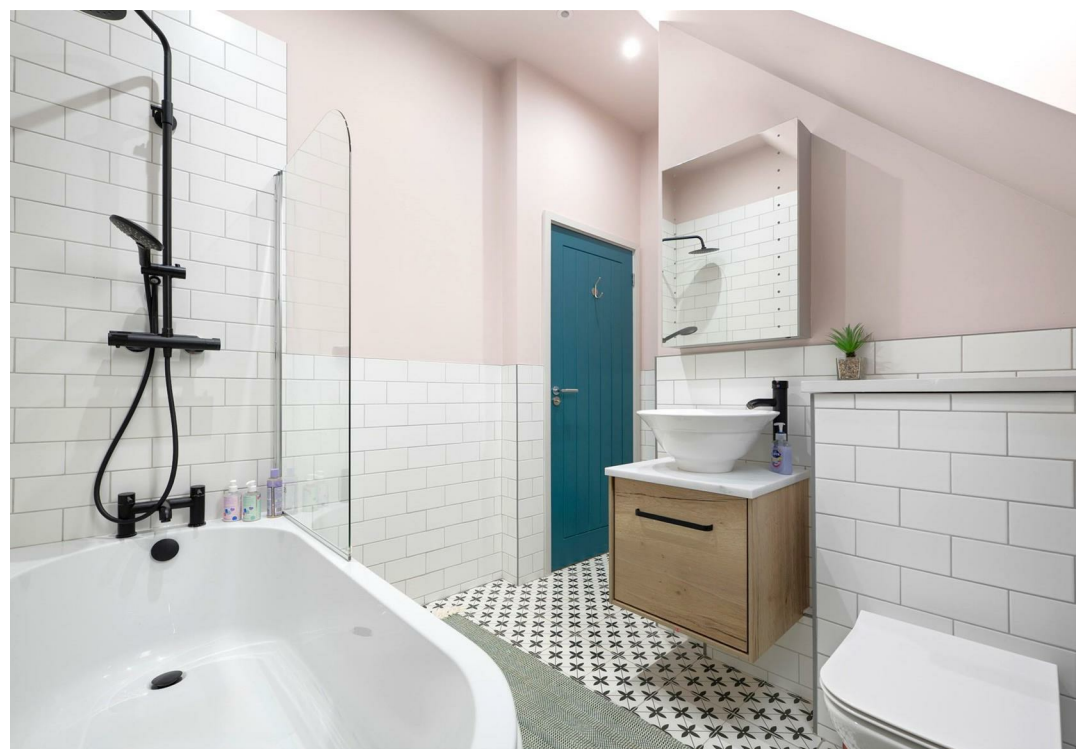
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



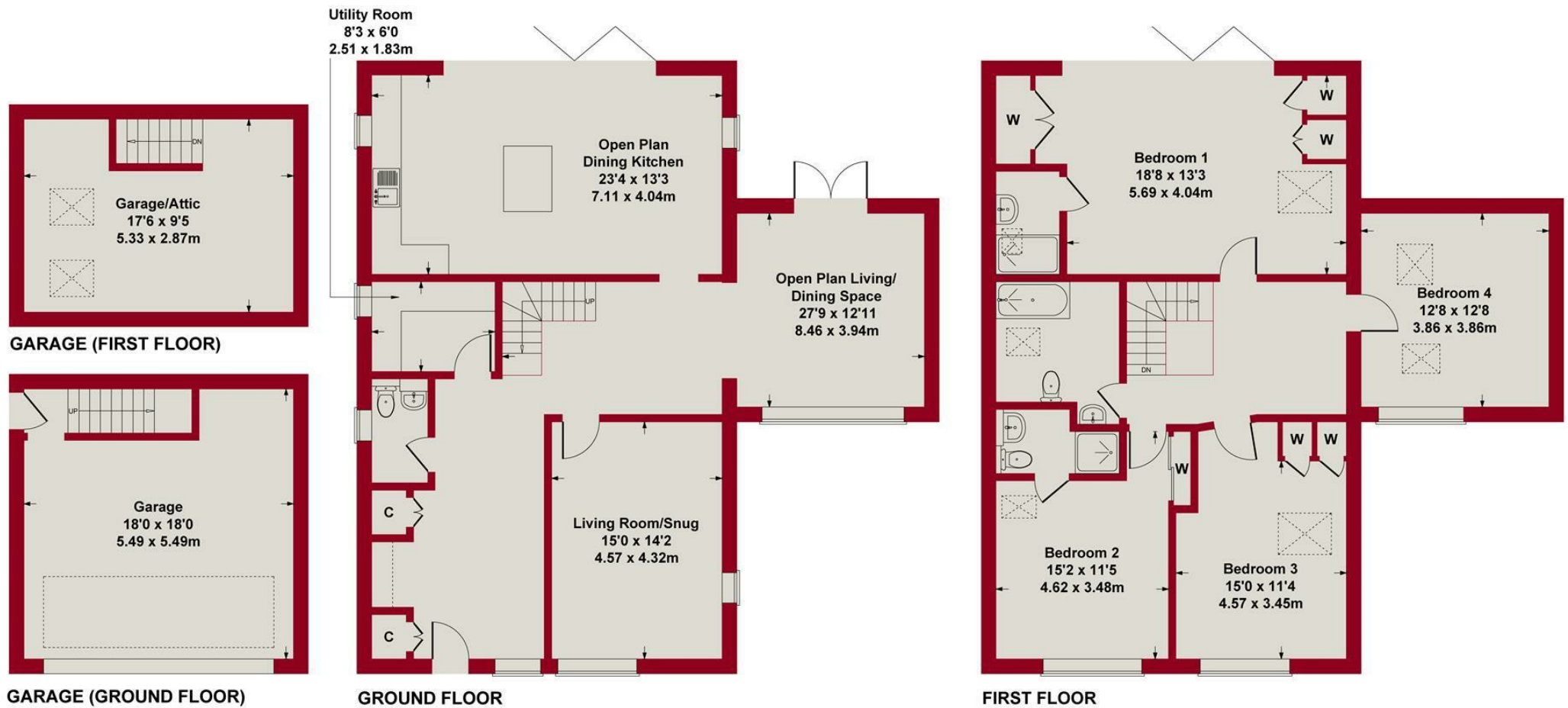












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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