



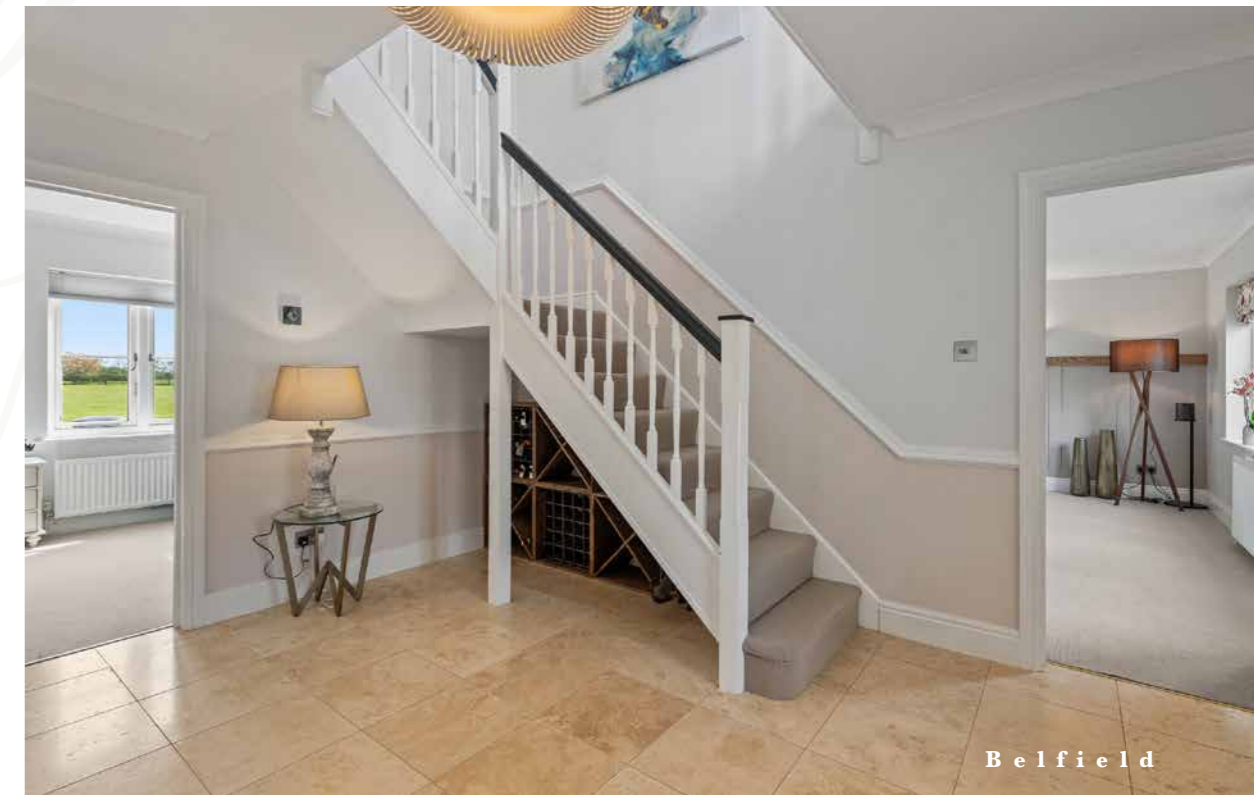
BELFIELD

GREATFORD



Set within the quietly exclusive setting of Glen Court, Belfield is one of just four individual homes, positioned within approximately 1.18 acres of gardens and paddock, where a sense of calm is immediate on arrival.

Approached via a golden gravel driveway, the home opens into a welcoming entrance hall, a space that sets a clean and contemporary tone, with light and proportion working effortlessly together.





## FAMILY LIVING

The sitting room is a beautifully balanced space, where part-panelled walls and warm oak detailing introduce a layer of softness, centred around a woodburning stove set within a simple stone surround. Equally suited to quiet evenings or larger gatherings, French doors draw the eye out to the terrace and gardens beyond, creating an easy connection between inside and out.



## CULINARY EXCELLENCE

At the heart of the home, the kitchen has been thoughtfully designed for modern family living. A central island anchors the space, complemented by a full suite of integrated appliances and refined finishes. It is a naturally sociable setting, ideal for everything from busy mornings to relaxed weekends with family and friends.



## PRACTICAL SPACES

Practical elements are discreetly arranged beyond, including a secondary staircase, internal access to the garage, and a generously proportioned laundry room with extensive storage and space for additional appliances, all supporting day-to-day living without interrupting the flow of the principal rooms.



## BRING THE OUTDOORS IN

The orangery is a standout feature, a light-filled space with underfloor heating and a glazed roofline that frames views across the garden. It connects effortlessly to the outside, creating a natural setting for entertaining, particularly in the warmer months when doors can be opened wide onto the terrace.



## WORK, REST AND PLAY

A more informal snug sits alongside, offering a calm and comfortable retreat, perfectly suited to quieter evenings and family movie nights. Elsewhere on the ground floor, a well-positioned study overlooks the grounds, complemented by a cloakroom and additional storage.



## WHEN SLUMBER CALLS

Upstairs, five well-proportioned bedrooms are arranged around a generous landing, continuing the sense of space and flexibility found throughout the home.

The principal suite is a private and refined retreat, featuring a full wall of fitted and illuminated wardrobes and a beautifully appointed en suite designed with a more indulgent feel.

A contemporary shower room serves the remaining bedrooms. The first bedroom features fitted wardrobes and views across the garden, with a further bedroom also enjoying the same peaceful outlook.





A separate dual aspect bedroom suite provides an ideal space for guests, complete with its own wardrobe and en suite shower room, offering both comfort and privacy.

The accommodation is completed by a well-finished family bathroom and a fifth bedroom, currently arranged as an additional workspace, reflecting the adaptability of the home.



## GREEN AND PLEASANT LAND

Outside, the gardens unfold with a natural sense of scale and openness. A broad terrace extends from the rear, ideal for entertaining, while landscaped and illuminated beds add structure and interest throughout the seasons. A dedicated fire pit area offers a natural gathering point, where evenings can be spent beneath open skies, with the gentle outline of the neighbouring village church visible on the horizon. The lawn stretches out towards the paddock beyond, creating space to explore, play and enjoy.



Positioned in the heart of Greatford, Belfield enjoys a peaceful village setting while remaining well connected, offering a balance of countryside living with everyday accessibility.

THE FINER DETAILS

- Freehold
- Detached
- Built 1992
- Plot approx. 1.18 acre
- Oil central heating
- Mains electricity, water and sewage
- South Kesteven District Council, tax band G
- EPC rating D

Ground Floor: approx. 194.9 sq. metres (2,097.6 sq. feet)  
 First Floor: approx. 167 sq. metres (1,797.3 sq. feet)  
 Total: approx. 361.8 sq. metres (3,894.9 sq. feet)



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ON YOUR DOORSTEP

5 miles north-east of the famous Georgian market town of Stamford, Greatford offers the perfect mix of a welcoming community in a scenic village setting, coupled with superb accessibility to market town life.

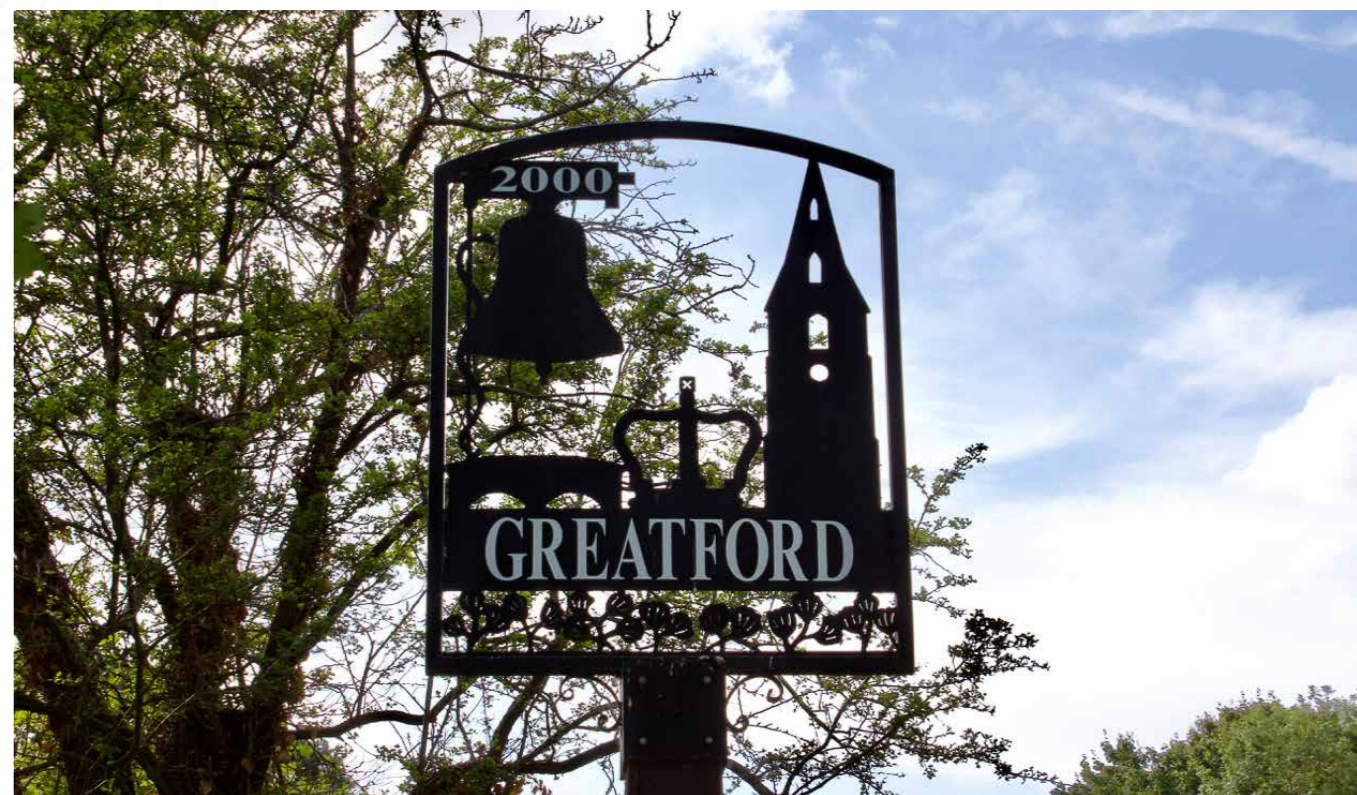
Also on your doorstep, enjoy Burghley House and Park, with Rutland Water and Tallington Lakes close by for water sports and family fun. Take a stroll over fields to neighbouring Barholm and reward your efforts with a hearty meal at The Five Horseshoes Inn from one of their regular guest caterers. Make sure you also check out The Bertie Arms in Uffington or head a little further to The Six Bells at Witham on the Hill.

You only need to drive a few minutes in the other direction to explore Stamford's cobbled alleyways, hidden courtyards, and riverside delights.

Trains from Stamford run to London King's Cross in 90 minutes, or St Pancras International in 120. Alternatively, hop on the A1 to Grantham or head south. With state or independent day and boarding education in mind, there are numerous establishments available for children of all ages, including nearby Bourne Grammar School, Stamford School, Cophill Independent School, and Witham Hall.

LOCAL DISTANCES

- Stamford 5.8 miles (12 minutes)
- Market Deeping 6.1 miles (9 minutes)
- Bourne 6.3 miles (12 minutes)
- Peterborough 13 miles (24 minutes)





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