



Laurel Cottage, Foston



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- Stunning Detached Home
- Fantastic Position Within Foston
- Versatile Living Space
- Modern Throughout
- Five Bedrooms
- Three Reception Rooms
- Freehold
- EPC rating: TBC



Laurel Cottage is a substantial and attractively presented family residence, thoughtfully enhanced by the current owners and occupying a generous plot of approximately 0.25 acres adjoining St Peter's Church. Finished to a high standard throughout, and sitting on an elevated position from the road, the property offers well-balanced and versatile accommodation, presented in true turnkey condition.

The ground floor comprises a welcoming reception hall, an elegant bay-fronted lounge, a study/snug, and an impressive open-plan kitchen, complemented by a utility room and separate dining room. There are also three bedrooms on this level, one with an en-suite, together with a family bathroom.

To the first floor, a spacious landing leads to two further double bedrooms and a newly installed contemporary shower room.

Externally, a large gravelled driveway provides ample off-street parking and access to a detached double garage. The private garden is predominantly laid to lawn with patio seating areas, and is enhanced by mature trees and established planting.

The property further benefits from just one owner since construction in 1996, uPVC double glazing, gas central heating controlled by a Nest heating system, and convenient access to nearby countryside walks, making Laurel Cottage an excellent opportunity for those seeking a high-quality family home combining space, comfort and an attractive setting.





FOSTON

Foston is a small village some 8 miles north of Grantham just off the A1. It is also 13 miles south of Newark and 30 miles east of Nottingham. The village itself has a strong community spirit with 'Foston Neighbours' hosting coffee mornings and other events at the Village Hall. The nearby village of Long Bennington offers a local Primary School and for the adults there are two very good public houses (both with restaurants), a wine bar with restaurant, Co-op, Post Office (limited opening hours), fish and chip shop, Indian takeaway and doctors' dispensing surgery. There are also local sports facilities such as bowling green, tennis courts and football pitch.

Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

ACCOMMODATION

ENTRANCE HALL

Having uPVC entrance door with uPVC double glazed panel to the side, telephone point, spacious coat cupboard, radiator and wooden flooring.

STUDY / SNUG

2.59m x 3.39m (8'6" x 11'1")

With uPVC double glazed window to the front aspect, radiator, and carpet flooring.

LOUNGE

5.37m x 4.37m (17'7" x 14'4")

With uPVC double glazed box bay window to the front aspect, uPVC double glazed window to the side aspect, gas fire, TV point, and carpet flooring.

DINING ROOM

3.46m x 3.02m (11'5" x 9'11")

With uPVC double glazed window to the rear aspect, radiator, and carpet flooring.

KITCHEN

2.97m x 4.99m (9'8" x 16'5")

Having uPVC double glazed window to the rear aspect, doors to the rear aspect, a range of eye and base level units, work surfacing with inset one and a half bowl and drainer, five ring gas hob with extractor over, integrated oven, space and plumbing for a dishwasher, integrated fridge / freezer, and spotlights.

UTILITY ROOM

3.05m x 1.49m (10'0" x 4'11")

With uPVC half double glazed door to the rear, eye and base level units, work surface with inset Franke composite sink and drainer with tap over, extractor fan and central heating boiler

BEDROOM THREE

4m x 3.6m (13'1" x 11'10")

With uPVC double glazed window to the front aspect, built-in wardrobes, radiator, and carpet flooring.

EN-SUITE

1.77m x 1.44m (5'10" x 4'8")

Having uPVC double glazed window to the side aspect, shower cubicle, wash basin, WC, and a radiator.

BEDROOM FOUR

2.98m x 3.31m (9'10" x 10'11")

With uPVC double glazed window to the rear aspect, radiator, and carpet flooring.

BEDROOM FIVE

3.31m x 2.27m (10'11" x 7'5")

With uPVC double glazed window to the side aspect, radiator, and carpet flooring.

FAMILY BATHROOM

2.79m x 2.14m (9'2" x 7'0")

Having uPVC double glazed window to the side aspect, panelled bath with mixer taps, wash basin, WC, and a radiator.





LANDING

4.44m x 4.02m (14'7" x 13'2")

With uPVC Velux window to the rear aspect, and provides ample storage as well as access to bedrooms and shower room.

BEDROOM ONE

4.45m x 5.12m (14'7" x 16'10")

With uPVC Velux window to the rear aspect, storage in the eaves, radiator, and carpet flooring.

BEDROOM TWO

4.25m x 4.43m (13'11" x 14'6")

With two uPVC Velux windows to the rear aspect, storage in the eaves, radiator, and carpet flooring.

SHOWER ROOM

2.64m x 2.59m (8'8" x 8'6")

With uPVC Velux window to the front aspect, walk-in shower cubicle, WC, heated towel rail, and a wash basin.

OUTSIDE

The property stands on a plot of approximately 0.25 acres.

To the front there is a spacious driveway offering ample parking, as well as a double garage.

At the rear there are various areas to enjoy, with the majority of the space being laid to lawn, as well as a patio seating area. The space also boasts established shrubs and trees to the borders, in addition to the stunning views over St Peters Church. The garden offers a welcoming private outside space.

DOUBLE GARAGE

AGENTS NOTE

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Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

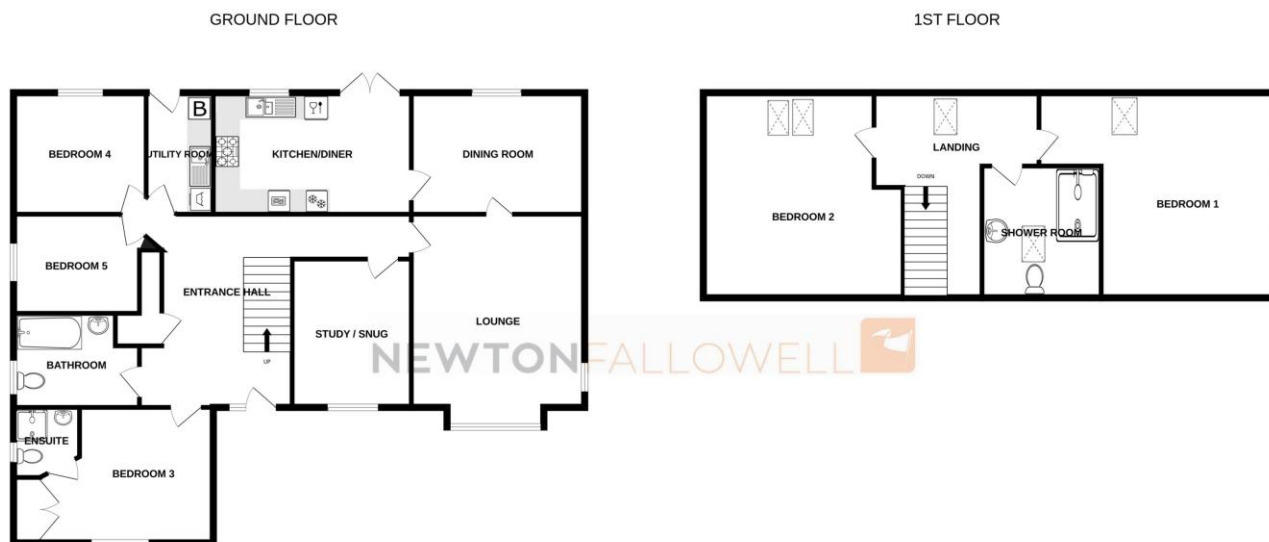
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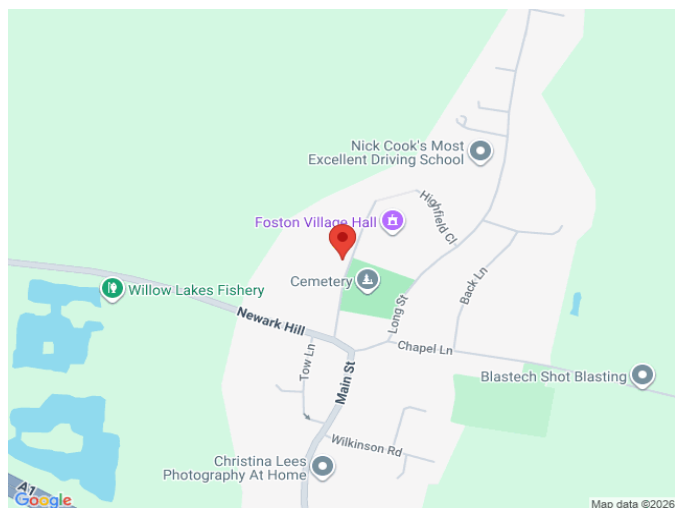
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Floorplan



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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