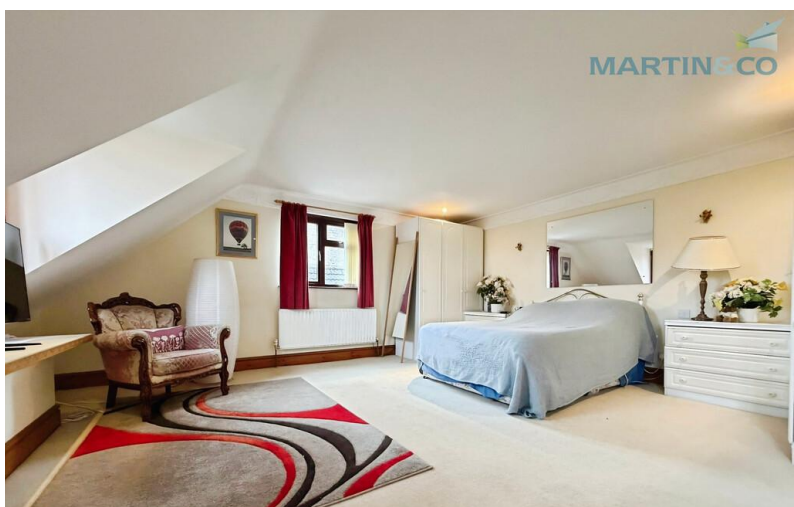
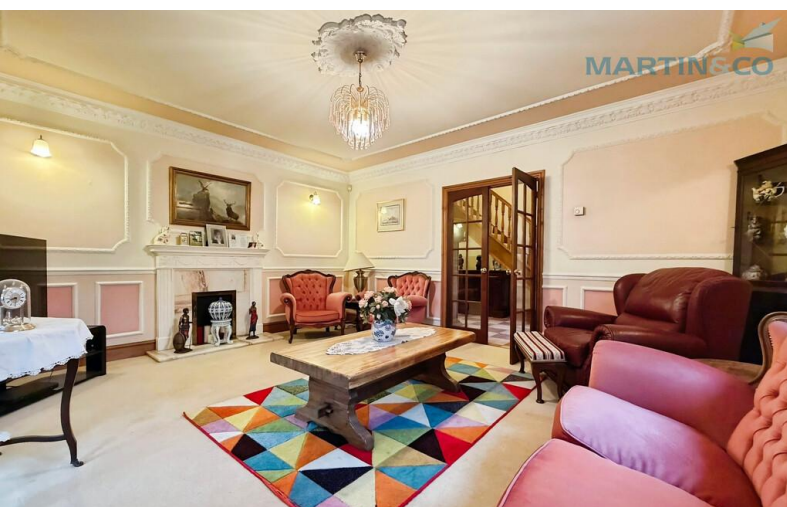


**FOR SALE**

MARTIN&CO



**Church Lane, Grayingham**

**5 Bedrooms, 3 Bathroom, Detached**

**Offers In Region Of £485,000**

**MARTIN&CO**



## Church Lane, Grayingham

5 Bedrooms, 3 Bathroom

Offers In Region Of £485,000

- Flexible and versatile accommodation
- Annex-style bedroom with en-suite
- Character sitting room with period-style fireplace
- Breakfast kitchen with space for dining

Hedgehog Cottage is a spacious and highly versatile four/five-bedroom family home offering flexible accommodation, with much of the living space conveniently arranged across the ground floor. The property provides a particularly adaptable layout, including an annex-style bedroom with its own seating area and en-suite shower room, making it ideal for a variety of family arrangements, guests or those looking for additional independent space. The property also enjoys a particularly attractive village setting, with views towards the neighbouring church adding character and a lovely sense of place to the outlook.

A half-glazed entrance door opens into the generous reception hall, which provides an inviting introduction to the property and features a spindled staircase rising to the first floor, useful under-stairs storage and a ground-floor cloakroom.

The sitting room is a particularly attractive reception space, with double doors opening from the hallway and a period-style fireplace providing a focal point. Period-style décor adds to the character of the room, while glazed sliding doors lead through into the conservatory.

There are three further rooms positioned to this side of the ground floor, offering excellent flexibility depending upon the requirements of the household. One is currently utilised as a snug/dining room, although each could readily be adapted to suit individual needs.

The breakfast kitchen is fitted with a range of limed oak-effect units and provides space for a dining table. A half-glazed external door gives access towards the rear, while a further door leads directly into the conservatory.

The spacious conservatory is a particularly useful addition to the home, enjoying access towards both the





front and rear and providing an excellent space from which to enjoy the surrounding gardens. From here, there is also access into the property's annex-style bedroom, which benefits from a separate seating area, double-opening doors leading to the front of the property and an en-suite shower room. This area provides considerable versatility and could suit a dependent relative, older child, guest accommodation or simply those requiring additional private living space.

The first floor provides a further double bedroom, together with two useful eaves rooms. One is currently used for storage, while the other provides a dedicated home study. A large family bathroom is also located on this floor and serves the bedrooms across the property.

#### Outside

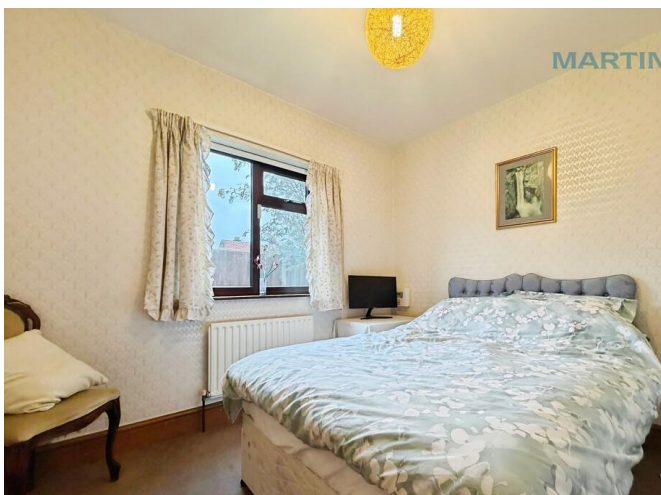
The property is approached via electrically operated wrought-iron sliding gates, opening onto a paved reception area with seating space and access to a timber-encased storage area positioned to the side of

the property.

The front garden has been landscaped with Astro turf, with a central pathway leading from the wrought-iron pedestrian gate towards the main entrance.

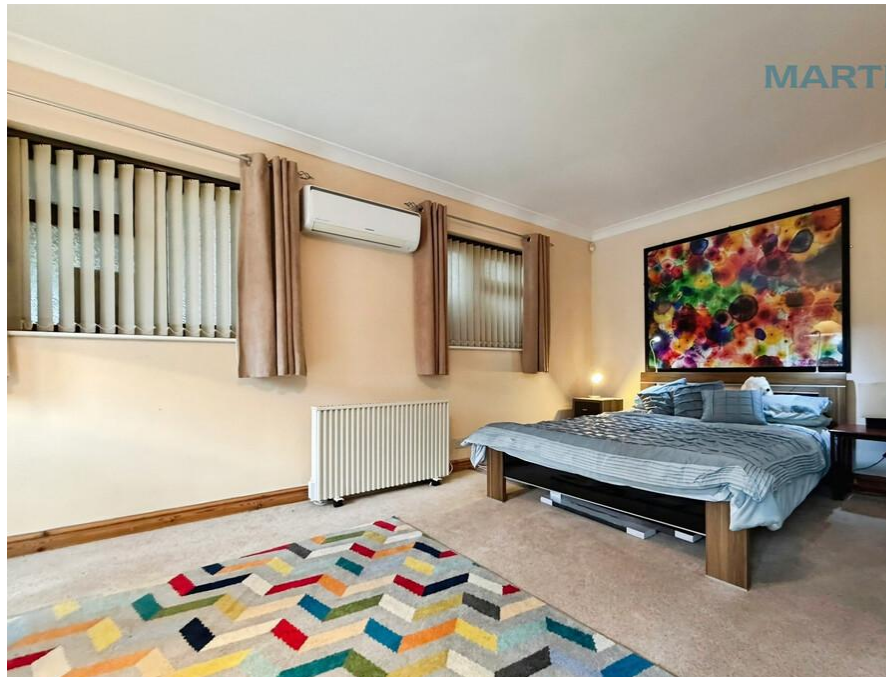
To the rear, the garden continues the low-maintenance approach with further Astro-turfed areas and a paved seating area, providing useful outdoor space for entertaining or relaxing. A gateway leads through to a discreet area housing the oil tank for the property's central heating system.

Hedgehog Cottage offers a rare combination of space, flexibility and predominantly ground-floor accommodation, with the additional benefit of an adaptable annex-style bedroom and landscaped, low-maintenance gardens. Enjoying a pleasant position within the village with an attractive outlook towards the neighbouring church, the property combines versatile family accommodation with a distinctive and peaceful setting. Its versatile layout makes it particularly well



suited to modern family living where additional accommodation or separate living space may be required.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT



%epcGraph\_c\_1\_210%



---

## Martin & Co Gainsborough

Marshall Yard • Beaumont Street • Gainsborough • DN21 2NA

T: 01427 611833 • E: [gainsborough@martinco.com](mailto:gainsborough@martinco.com)

## 01427 611833

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.