



## Woolsthorpe Road, Woolsthorpe by Colsterworth

Nestled in the charming village of Woolsthorpe by Colsterworth, this spacious and versatile home offers over 2,100 sq. ft. of accommodation, including a garage and outbuildings. Perfect for modern family living or those seeking a peaceful countryside retreat, this property beautifully combines practicality with character and has been renovated throughout by the current owners.



### FEATURES

- Detached Family Home
- Practical Ground Floor Layout
- Well-Equipped Kitchen
- Impressive Dining Room
- Three Generously Sized Bedrooms
- Enclosed Rear Garden
- Detached Double Garage
- Versatile Outbuilding
- Charming Village Setting



## ACCOMMODATION

The ground floor boasts an impressive 30' dining room, making it an ideal space for entertaining. A separate reception room provides a cozy area for relaxing, while the dedicated office is perfect for working from home. The heart of the home is a well-equipped kitchen complete with granite work tops, hand built island, water softener and walk in pantry alongside a utility room and a convenient ground-floor WC, ensures practicality for day-to-day living.

Upstairs, the property offers three generously sized bedrooms. The primary bedroom features a charming bay window, filling the room with natural light as well as a brand new ensuite shower room. Two further bedrooms are serviced by a spacious family bathroom complete with roll top bath and stand alone shower.

The property also benefits from new plumbing and heating throughout.

To book a viewing call our area experts

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## EXTERNAL

Outside, is an enclosed rear garden, mainly laid to lawn with patio area.

The property benefits from a detached double garage (286 sq. ft.), offering ample space for vehicles or as a workshop with electric gates to secure.

A 328 sq. ft. outbuilding adds further versatility, perfect as a studio, hobby room, or additional storage.

Situated in a picturesque village, Woolsthorpe by Colsterworth provides a tranquil setting steeped in history, surrounded by rolling countryside.

Despite its peaceful location, the village enjoys excellent transport links to Grantham and other nearby towns, with local amenities and scenic walking trails close at hand.



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## Woolsthorpe Road, Grantham, NG33

Approximate Area = 1527 sq ft / 141.8 sq m

Garage = 286 sq ft / 26.5 sq m

Outbuilding = 328 sq ft / 30.4 sq m

Total = 2141 sq ft / 198.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential) © March 2024 Produced for Moores Estate Agents. TEL: 1214938



### EPC RATING

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		

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