



6a, High Street
Colsterworth, Grantham, Lincolnshire, NG33 5NF

Guide Price
£450,000

4 Bedroom Detached House

- Freehold
- Sought After Village Location
- Executive Detached Family Home
- 4 Bedrooms
- Impressive & Open Plan 33' Kitchen/Living/Dining Room
- Large Lounge with separate Study/Family Room
- Landscaped Gardens
- Double Garage & Ample Parking
- EPC Rating - C, Council Tax Band - F

[Click here to access the Energy Performance Certificate for 6a, High Street, Colsterworth, Grantham, Lincolnshire, NG33 5NF](#)



Overview

Spacious Self-Built Four Bedroom Detached Family Home in Popular Colsterworth - Situated in a quiet position just off the High Street in the popular village of Colsterworth, this impressive four bedroom detached family home offers over 2,100 sq ft of spacious and versatile accommodation. The property was self-built by the current owners, offering a well-considered layout with quality finishes and generous living space throughout.

Colsterworth is a popular village located approximately seven miles south of Grantham and benefits from a good range of local amenities including a Co-op, local shop, primary school, public house, church, playing fields and a diner. The village also provides direct access to the A1, making it particularly convenient for commuters. Grantham is within easy reach and offers a much wider range of amenities including shops, supermarkets, primary and secondary schools including both grammar schools, restaurants, bars, cafés, cinema, healthcare, golf courses, gyms and a railway station providing direct services to London Kings Cross in around an hour.



The ground floor provides a welcoming entrance hall with access to a cloakroom, study/family room and lounge, while the particular feature of the home is the impressive open-plan kitchen, living and dining room. This generous space provides an excellent setting for modern family life and entertaining, with defined areas for cooking, dining and relaxing.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite shower room, together with a large family bathroom. The accommodation provides plenty of flexibility for a growing family, guests or those requiring additional home working space.

Outside, the property benefits from a generous driveway providing off-road parking for several vehicles, together with a double garage. The gardens wrap around the property, with a private gravelled seating area to the front and an enclosed rear garden featuring a raised lawn, established borders and patio area. A timber-built outdoor bar provides an additional space for entertaining and enjoying the garden during the warmer months.

Further benefits include gas-fired central heating and double glazing. This is a substantial and individually built family home offering generous accommodation in a convenient village location, and an early viewing is highly recommended. Contact Pygott & Crone to arrange your viewing.

Agents Note:- We are advised by the vendor that there is a right of way over the driveway for Stoke Rochford Estate





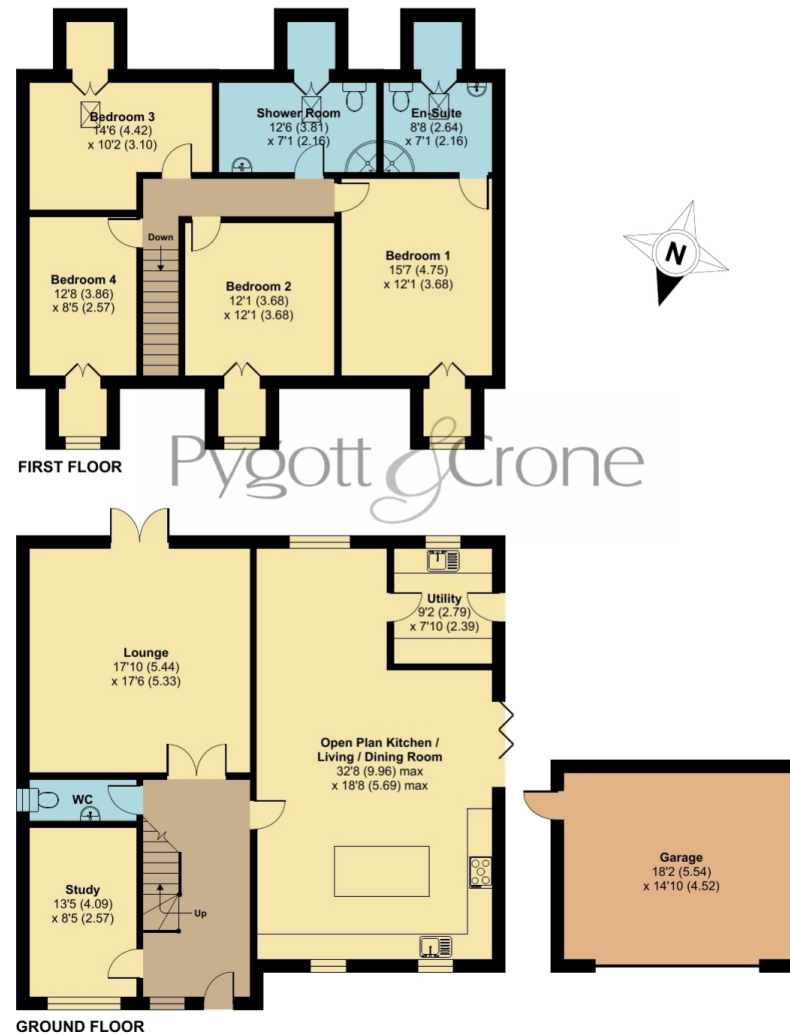
High Street, Colsterworth, Grantham, NG33

Approximate Area = 2216 sq ft / 205.9 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 2485 sq ft / 230.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Pygott & Crone. REF: 1147305



Location



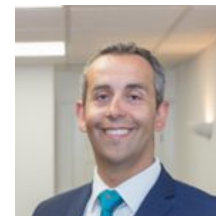
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Ahmed Jilil
Financial Services Director

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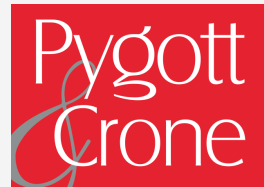
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is on the market with our Grantham branch

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