



17 & 17a, Back Lane

Colsterworth, Grantham, Lincolnshire, NG33 5HU

Offers in excess of  
**£675,000**

## 5 Bedroom Detached Bungalow

- Freehold
- Popular Village Location
- Spacious Detached Bungalow Plus Annexe
- 5 Bedrooms + 1 Bed Annexe
- Lounge, Dining Room, Kitchen & Utility
- Primary Bedroom with En-Suite
- Substantial Plot & Enclosed Gardens
- Double Garage & Driveway
- Close by Amenities & Direct A1 Access
- EPC Rating - D, EPC Rating For The Annexe - D , Council Tax Band - E Council Tax Band - Annexe - A

[Click here to access the Energy Performance Certificate for 17 & 17a, Back Lane, Colsterworth, Grantham, Lincolnshire, NG33 5HU](#)



# Overview

\*Spacious Detached 5 Bedroom Bungalow + Annexe & Home Office\*



This impressive and versatile five-bedroom detached bungalow with a self-contained one-bedroom annexe is tucked away up a private driveway in the highly sought after village of Colsterworth. Offering spacious accommodation throughout and surrounded by generous gardens, this unique property is ideal for multigenerational living, those working from home, or buyers seeking flexible space both inside and out. Colsterworth itself is a well-served village with a strong sense of community, offering amenities such as a Co-Op, village shop, primary school, public house, church, playing fields and access to some beautiful rural walks. The village also benefits from direct access to the A1 both north and south, and is conveniently located approximately seven miles south of Grantham and twelve miles north west of Stamford. Grantham provides a wider range of amenities including supermarkets, shops, restaurants, leisure facilities, highly regarded schools, and a train station with a direct service to London Kings Cross in just over an hour.

The accommodation begins with a welcoming dining room and entertaining space which leads through to a spacious & bright lounge featuring a log burner. The kitchen is well-appointed with granite worktops, integral dishwasher and freezer, a double electric oven, and a five-ring gas hob with extractor hood. A separate utility room adds further practicality to the layout. From the inner hallway, you'll find access to five good-sized bedrooms and the family bathroom, with the generous primary bedroom benefitting from its own four-piece En-suite and patio doors opening to a lovely sheltered outdoor sitting area, ideal for morning coffee.



The self-contained annexe is perfect for a teenager seeking their own space, a dependent relative, or even potential as a holiday let (subject to permissions). The annexe includes a double bedroom, kitchen, lounge/diner, bathroom, its own enclosed rear garden and private access, ensuring independence while remaining connected to the main home.

Externally, the property offers ample off-road parking for several vehicles, a double garage with workshop space to the rear, and a self contained external office, with additional toilet/washroom at the rear — ideal for home working or those exploring a home business setup (subject to necessary approvals). The rear garden wraps around the property and is mainly laid to lawn with attractive sitting areas, outbuildings and sheds, all of which are fully enclosed for privacy and security.

The property benefits from oil-fired central heating and is being sold with no onward chain. A truly rare opportunity—call Pygott & Crone NOW to arrange your viewing!

Agent Note: The sale is subject to a Grant of Representation (Probate) which has been applied for but has not yet been granted.





## Back Lane, Grantham, NG33

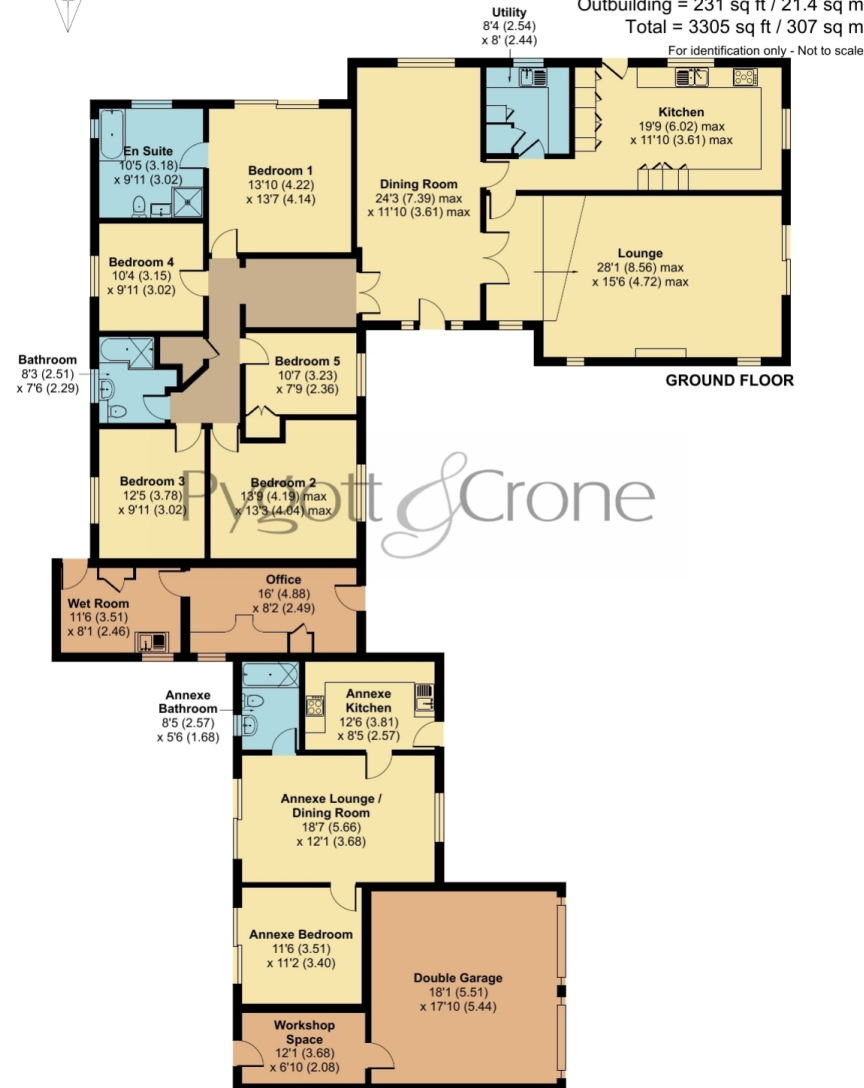
Approximate Area = 2134 sq ft / 198.2 sq m

Garage = 526 sq ft / 48.9 sq m

Annexe = 414 sq ft / 38.5 sq m

Outbuilding = 231 sq ft / 21.4 sq m

Total = 3305 sq ft / 307 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1288374



## Location



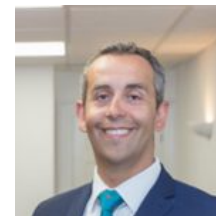
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Financial Services Director

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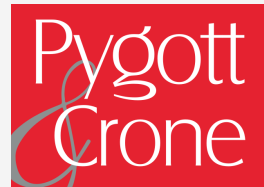








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17 & 17a, Back Lane, Colsterworth  
is on the market with our Grantham branch

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