



Woodbine Cottage, Oasby  
Grantham, Lincolnshire, NG32 3NA

Guide Price  
£225,000

## 3 Bedroom Semi-Detached House

- Freehold
- Characterful stone-built semi-detached period cottage
- Situated within the sought-after village of Oasby
- Fantastic renovation and modernisation opportunity
- Spacious accommodation full of charm and potential
- Three bedrooms and two reception rooms
- Generous gardens, driveway and detached garage
- Scope to extend or reconfigure subject to permissions
- Offered for sale with no onward chain
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for Woodbine Cottage, Oasby, Grantham, Lincolnshire, NG32 3NA](#)



## Overview

Modern Method Of Auction - T & C's Apply

Nestled within the heart of the highly regarded village of Oasby, this charming stone-built semi-detached cottage presents a rare opportunity to acquire a characterful period home with superb potential. Enjoying a peaceful rural setting whilst remaining conveniently positioned just a short drive from Grantham and its excellent range of amenities, the property offers the perfect project for buyers looking to create a stunning countryside residence tailored to their own style and specification.



Requiring full modernisation throughout, the cottage has been realistically priced to reflect the works required and offers spacious accommodation full of charm and original character features. The existing layout provides flexible living space including two reception rooms with exposed beams and feature fireplaces, a long galley-style kitchen, additional utility/conservatory area, ground floor shower room, three bedrooms and a family bathroom. Subject to the necessary permissions, the property offers clear scope for extension, reconfiguration and enhancement, similar to neighbouring properties that have been sympathetically improved in recent years.

Externally, the property stands proudly behind generous gardens extending to the front and side, enjoying a pleasant outlook and ample outdoor space for landscaping or further development potential. A driveway provides off-road parking and leads to an existing detached garage.

Properties of this nature are becoming increasingly difficult to find, particularly within such a sought-after village location. Offered to the market with no onward chain, this is an exciting opportunity for developers, investors or buyers seeking a rewarding renovation project with the potential to create a truly special home.

The village itself enjoys a picturesque rural setting surrounded by beautiful Lincolnshire countryside, whilst nearby Grantham offers an extensive range of facilities including shops, supermarkets, restaurants, cafés, bars, schooling including grammar schools, healthcare services, a cinema and a mainline train station with direct services to London Kings Cross in approximately one hour.





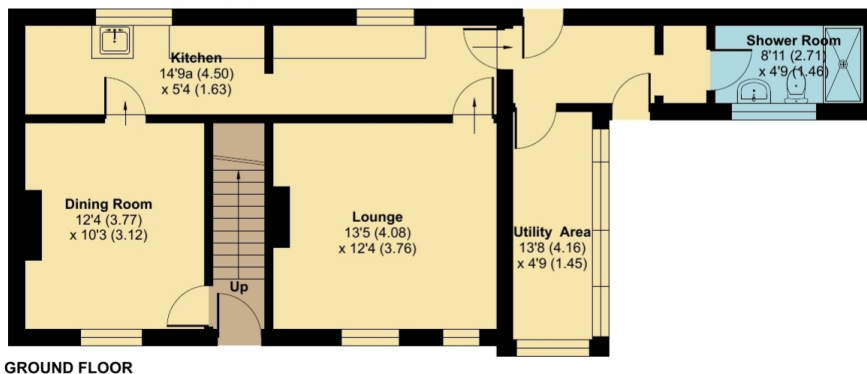
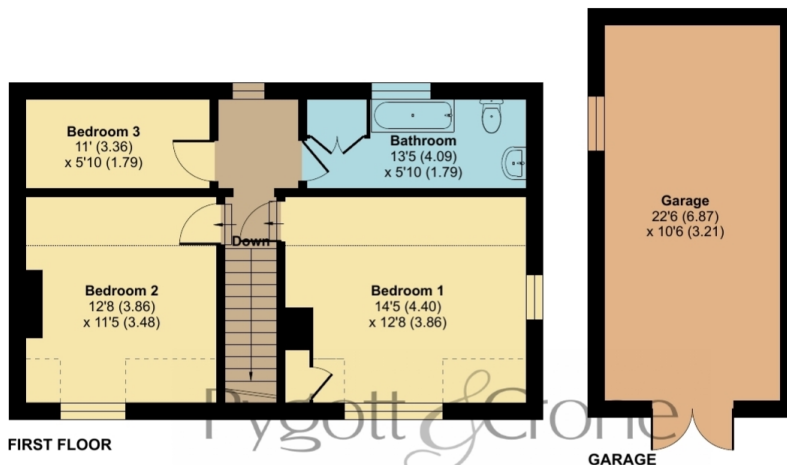


# Woodbine Cottage, Oasby, Grantham, NG32

Approximate Area = 1129 sq ft / 104.8 sq m  
Limited Use Area(s) = 113 sq ft / 10.4 sq m  
Garage = 237 sq ft / 22 sq m  
Total = 1479 sq ft / 137.2 sq m

Denotes restricted head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1459772



## BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Entrance Hall



## Location



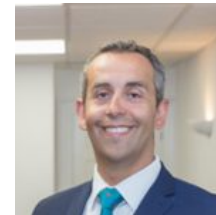
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Ahmed Jilil  
Financial Services Director

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is on the market with our Grantham branch

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