



25 Woodlands Drive
Colsterworth, Grantham, Lincolnshire, NG33 5NH

Guide Price
£180,000

5 Bedroom Detached House

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Popular Village Location
- Detached Family Home
- Modernisation Required
- 4/5 Bedrooms
- Lounge, Dining Room, Kitchen & Garden Room
- Well Proportioned Rear Garden, Driveway
- Close by Amenities & Direct A1 Access
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 25 Woodlands Drive, Colsterworth, Grantham, Lincolnshire, NG33 5NH](#)



Overview

Modern Method Of Auction - T & C's Apply - *Detached 4/5 Bedroom, Family Home in Popular Village Location*

Situated in the well-served village of Colsterworth, just south of Grantham, this spacious 4/5 bedroom detached family home offers versatile accommodation ideal for modern family living and is offered to the market with no onward chain.

The property is positioned within easy reach of the village amenities including a local Co-Op, additional village shop, the White Lion public house and a primary school, along with excellent access to the A1 for commuting. Grantham town centre is only a short drive away and provides a wide range of facilities including shops, supermarkets, primary and secondary schooling, restaurants, bars, cafés, a cinema, healthcare services and a mainline train station with direct links to London King's Cross in approximately one hour.



Internally, the accommodation briefly comprises an inviting entrance hall leading to a generous lounge and a separate dining room, creating ideal spaces for both everyday living and entertaining. The kitchen opens into a bright garden room, providing an additional reception area with views over the rear garden, and there is also a useful utility room. To the ground floor there is a further bedroom with its own En-suite, offering flexibility for multi-generational living, guest accommodation or a home office.

To the first floor, the landing gives access to four well-proportioned double bedrooms and a family shower room. The primary bedroom benefits from an open En-suite.

Externally, the property enjoys a driveway providing off-road parking and a well-proportioned rear garden featuring a patio seating area and a lawned space, ideal for families and outdoor entertaining. The home further benefits from double glazing and gas central heating throughout.

This is a fantastic opportunity to acquire a substantial detached home in a popular village location with excellent transport links and amenities close by. Early viewing is highly recommended.

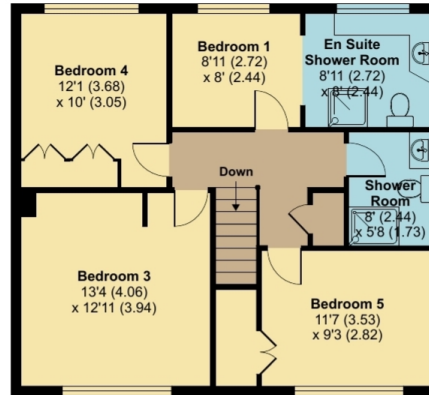




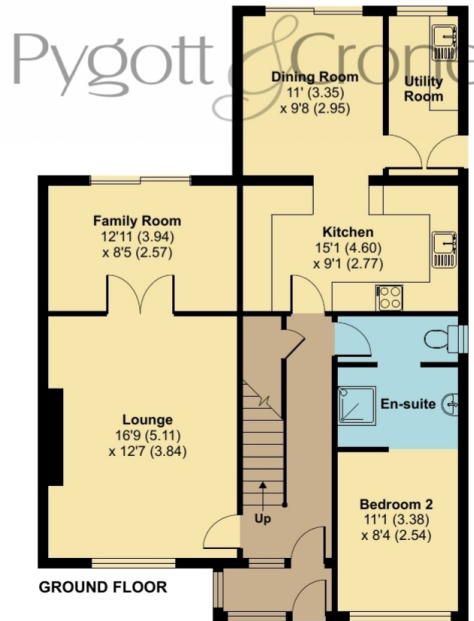
Colsterworth, Grantham, NG33

Approximate Area = 1677 sq ft / 155.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1410627



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 Porch



Location



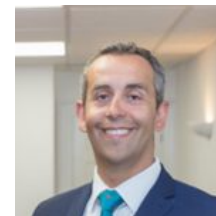
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Ahmed Jilil
Financial Services Director

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





Houses. Homes. Harmony.



25 Woodlands Drive, Colsterworth
is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

01476 591414