



Field View House, Rectory Lane
Fulbeck, Grantham, Lincolnshire, NG32 3JS

£525,000

5 Bedroom Detached House

- Freehold
- Individually built detached home in a sought-after village location
- Five generous double bedrooms including two en-suites
- Spacious and versatile accommodation ideal for family living
- Stunning views over open paddock land from the primary bedroom
- Bright and airy throughout with multiple dual aspect rooms
- Breakfast kitchen with instant hot water tap
- Conservatory linking living spaces with views over the garden
- Gated driveway, large garage and wrap-around gardens
- EPC Rating - C, Council Tax Band - F

[Click here to access the Energy Performance Certificate for Field View House, Rectory Lane, Fulbeck, Grantham, Lincolnshire, NG32 3JS](#)



Overview

A rare opportunity to acquire this individually designed and beautifully presented five double bedroom detached home, built in 2003 and occupying a prime position in the heart of the highly sought-after and historic village of Fulbeck. Offering generous and versatile accommodation throughout, this light-filled home enjoys a wonderful balance of modern living and countryside charm, with many rooms benefitting from dual aspect windows and views over surrounding paddock land.



Fulbeck is a picturesque and well-regarded village, home to the popular Grade II listed Hare & Hounds pub/restaurant, along with playing fields, children's playpark, sports club which has football, cricket, pool and darts teams. The village hall has many weekly activities, all contributing to its strong community feel. The nearby village of Caythorpe offers further amenities including a primary school, shop and additional pubs/restaurants. The location is ideal for commuters, providing easy access to Grantham, Newark, Sleaford and the city of Lincoln, with an hourly bus service connecting Grantham to Lincoln. Grantham, just nine miles away, offers a wide range of amenities including shops, supermarkets, well-regarded schools including grammar schools, leisure facilities and a mainline train station with direct links to London Kings Cross in approximately one hour.

The accommodation begins with a welcoming entrance hall leading to a cloakroom, formal dining room with a lovely bay window and a spacious lounge. A superb conservatory, enjoying delightful views over the garden, creates a seamless connection between the lounge and the breakfast kitchen, making it an ideal space for both everyday living and entertaining. The breakfast kitchen is fitted with an integrated fridge/freezer, dishwasher, ceramic hob/electric oven and an instant hot water tap, while a separate utility room provides additional appliance space, oil fired boiler, and a further WC.



To the first floor, the landing, which has a large built-in wardrobe with double hanging rail and loft hatch, leads to a family bathroom and five generously sized double bedrooms. The principal bedroom is a standout feature, complete with a Juliet balcony overlooking open paddock land and its own en-suite. Bedroom two also benefits from an en-suite shower room and Juliet balcony, offering excellent flexibility for family living or guests.

Externally, the property is approached via a gated gravel driveway providing ample off-road parking and access to a large garage with power and remote access. The wrap-around gardens are predominantly laid to lawn with established flower beds and a patio seating area, offering a private and peaceful outdoor space.

Further benefits include oil central heating, double glazing and mains drainage.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this exceptional home has to offer. Contact Pygott & Crone today to arrange your viewing.







Rectory Lane, Fulbeck, Grantham, NG32

Approximate Area = 1929 sq ft / 179.2 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 2193 sq ft / 203.7 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). © nitchecom 2025. Produced for Pygott & Crone. REF: 1432489



Location



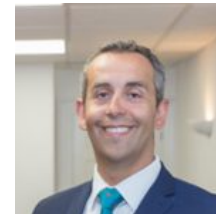
Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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.





Field View House, Rectory Lane, Fulbeck, Grantham, Lincolnshire, NG32 3JS





Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott Plus+

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



Field View House, Rectory Lane, Fulbeck
is on the market with our Grantham branch

23 Watergate, Grantham NG31 6NS

01476 591414