

Pygott & Crone

3 Waterloo Cottages

Belton, Grantham, Lincolnshire, NG32 2LN

Offers in excess of

£300,000

2 Bedroom Semi-Detached House

- Freehold
- Rare Opportunity to Purchase one of these Waterloo Cottages
- Semi-Detached Character Cottage
- 2 Double Bedrooms
- Downstairs WC & Beautiful Modern Family Bathroom
- Lounge with Open Fire
- Well Proportioned Garden with outdoor sheds
- Gravelled Driveway with space for several vehicles
- Field Views
- EPC Rating - D, Council Tax Band - A

Click here to access the Energy Performance Certificate for 3 Waterloo Cottages, Belton, Grantham, Lincolnshire, NG32 2LN





Overview

GRADE II LISTED CHARACTER COTTAGE | APPROX. 1,020 SQ FT | TWO DOUBLE BEDROOMS | PLOT APPROACHING 1/5 ACRE | EXTENSIVE OUTBUILDINGS | STUDIO & WORKSHOP | STUNNING BELTON LOCATION

Enjoying an enviable position on the edge of the highly sought-after village of Belton, neighbouring the historic Belton House estate and the renowned Belton Woods Hotel, Spa & Golf Resort, this delightful Grade II listed cottage offers an exceptional blend of period charm, character and practicality. Occupying a generous plot approaching one fifth of an acre, the property benefits from beautifully established gardens, extensive outbuildings and a wealth of original features throughout.





Offering approximately 1,020sqft of accommodation, the cottage has been sympathetically maintained to retain its historic appeal, with exposed beams, an attractive open fireplace and traditional features sitting comfortably alongside modern improvements. The accommodation includes a welcoming reception hall, a cosy yet spacious lounge centred around a feature fireplace with timber and brick surround, a well-appointed kitchen with ample dining space, a useful rear lobby with walk-in pantry, cloakroom, two generous double bedrooms and a beautifully re-fitted four-piece family bathroom, finished to an excellent standard.

Outside, the property continues to impress. A shared gravel driveway leads to an extensive private parking area providing ample off-road parking for several vehicles. The mature gardens wrap around the cottage and offer a wonderful balance of lawned areas, established borders, patio seating spaces and picturesque views towards neighbouring paddocks and the surrounding countryside.





A particular feature of the property is the impressive collection of outbuildings, including a workshop, potting shed, multiple storage sheds and a fully insulated timber studio, offering fantastic versatility for those working from home, pursuing hobbies or simply requiring additional storage. The property benefits from mains gas, electricity and water, with drainage provided via a shared septic tank with its neighbour. There is also some right of way access to maintain windows.

The property is ideally positioned to enjoy the best of village living while remaining conveniently located for Grantham, excellent road links via the A1, and Grantham's mainline railway station with direct services to London King's Cross.

Rarely do character homes in such a prestigious setting come to the market, particularly those offering such generous gardens, extensive outbuildings and exceptional versatility. Early viewing is highly recommended to fully appreciate everything this unique home has to offer.





Agent Note: The property is serviced by a cesspit at the bottom of the garden with the neighbour. Pygott & Crone have made no further enquires, and all buyers will need to make their own investigations.







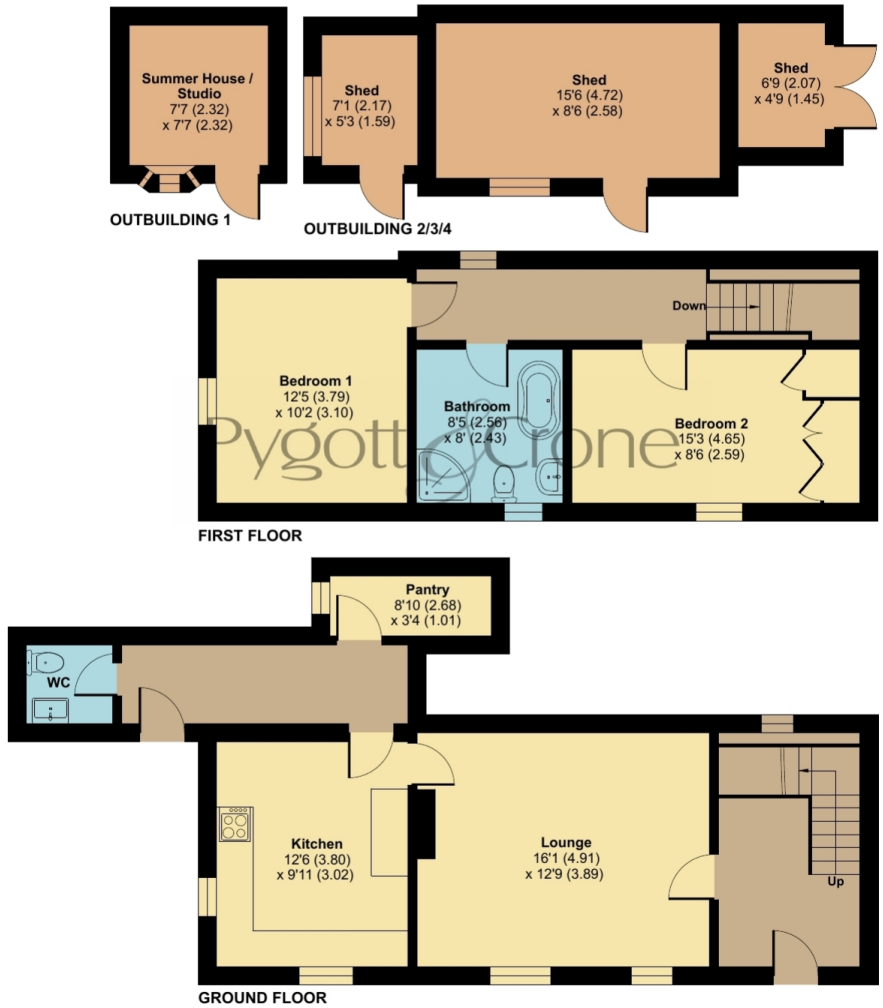






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Approximate Area = 1020 sq ft / 94.7 sq m
Outbuilding = 252 sq ft / 23.4 sq m
Total = 1272 sq ft / 118.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Pygott & Crone. REF: 1499234

Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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Stonebow Financial Services Ltd

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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.



Beatrice Lammond
Mortgage & Protection Adviser
0330 912 0007

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Houses. Homes. Harmony.

Pygott & Crone

3 Waterloo Cottages, Belton
is on the market with our Grantham branch

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