

Pygott & Crone

12 The Terrace

Great Ponton, Grantham, Lincolnshire, NG33 5DR

Offers in excess of

£240,000

2 Bedroom Semi-Detached House

- Freehold
- Popular Village Location
- Character Semi-Detached Home
- 2 Double Bedrooms
- Tastefully Upgraded Throughout
- Open Plan Kitchen/Diner
- Well Proportioned & Enclosed Rear Garden
- Driveway
- Direct A1 Access
- EPC Rating - E, Council Tax Band - B

Click here to access the Energy Performance Certificate for 12 The Terrace, Great Ponton, Grantham, Lincolnshire, NG33 5DR





Overview

BEAUTIFULLY RENOVATED STONE-BUILT PERIOD COTTAGE! – AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME WITH STUNNING FOUR-PIECE BATHROOM, GENEROUS GARDEN, DRIVEWAY AND INSULATED SUMMERHOUSE!

Situated within the popular rural village of Great Ponton, approximately three miles south of Grantham, this truly charming stone-built semi-detached cottage is believed to date back to the late 1800s and offers a wonderful blend of period character and contemporary living. Having undergone an extensive programme of renovation and improvement by the current owners, the property has been finished to a particularly high standard throughout, creating an impressive home with beautifully presented accommodation and an equally appealing outside space.

The property offers two generous double bedrooms and is ideally suited to buyers looking for something a little different, combining the charm and individuality of a traditional stone cottage with the comfort and convenience of modern-day living.





The accommodation is accessed to the rear of the property, where you are immediately welcomed into an impressive open-plan kitchen/diner. This fantastic space has been modernised throughout and provides a stylish range of fitted units, complemented by an integrated fridge and freezer, electric hob and oven. The open-plan layout creates a lovely sociable environment, ideal for both everyday dining and entertaining. The lounge provides a particularly cosy and characterful retreat, with a multi-fuel burner creating an attractive focal point and adding to the cottage's overall charm.





To the first floor, the landing leads to two well-proportioned double bedrooms and a beautifully appointed family bathroom which is undoubtedly one of the property's standout features. The impressive four-piece suite has been finished to a high specification and comprises a walk-in shower with waterfall shower head, wash hand basin and WC, together with a stunning contemporary freestanding double-ended oval bath with an elegant curved profile. Positioned beneath a feature window, the bath creates a real statement and adds a touch of luxury to this superbly presented room.

Externally, the property continues to impress, benefiting from its own driveway providing off-road parking for several vehicles, leading through to a larger-than-average rear garden. The garden has been thoughtfully arranged to provide a variety of areas, including established flower beds, gravelled sections and a decked seating area, creating an excellent space for relaxing and entertaining. There is also a useful cat run, together with a stone-built storage outbuilding.

A further particularly appealing feature is the insulated summerhouse, which benefits from power, lighting, double glazing and an electric heater. Currently utilised as a home gym, this versatile additional space could equally lend itself to a home office, hobby room, entertaining space or simply somewhere to enjoy the garden throughout the seasons.





Further benefits include uPVC double glazing and oil-fired central heating via an external combination boiler. We understand that planning permission has also previously been granted for the erection of a garage, under application reference S16/1271 with South Kesteven District Council.

Great Ponton is a popular countryside village situated just south of Grantham, offering an attractive rural setting whilst remaining conveniently positioned for access to the A1, providing excellent commuter links north and south. Grantham is only a short drive away and offers a comprehensive range of amenities including shops, supermarkets, restaurants, cafés, schools and leisure facilities. Grantham railway station also provides direct rail services to London King's Cross in approximately one hour.

This is a particularly appealing and individual home which successfully combines period charm with stylish modern improvements. The quality of renovation, impressive bathroom, generous garden and versatile insulated summerhouse make this a property that offers considerably more than first meets the eye.





EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE CHARACTER, QUALITY AND SPACE ON OFFER!













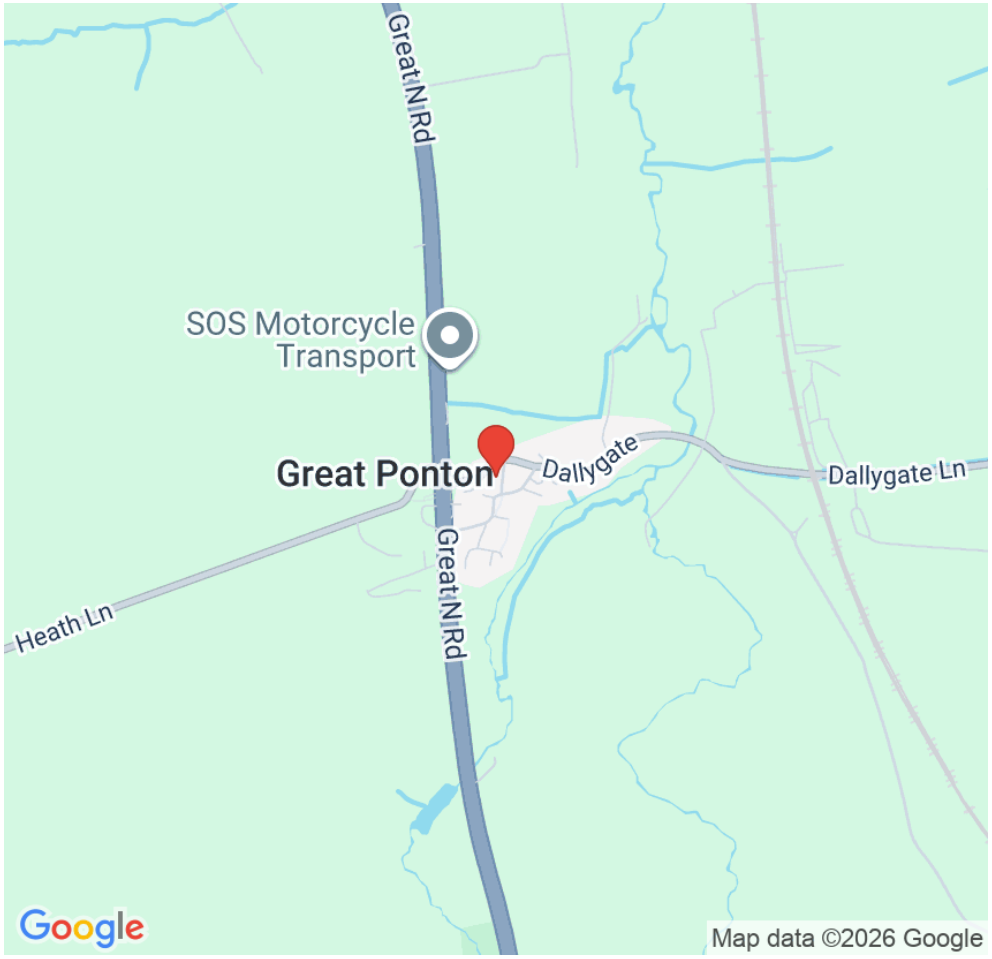








Location



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

Mortgage Advice Bureau

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.



Beatrice Lammond
Mortgage & Protection Adviser
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.



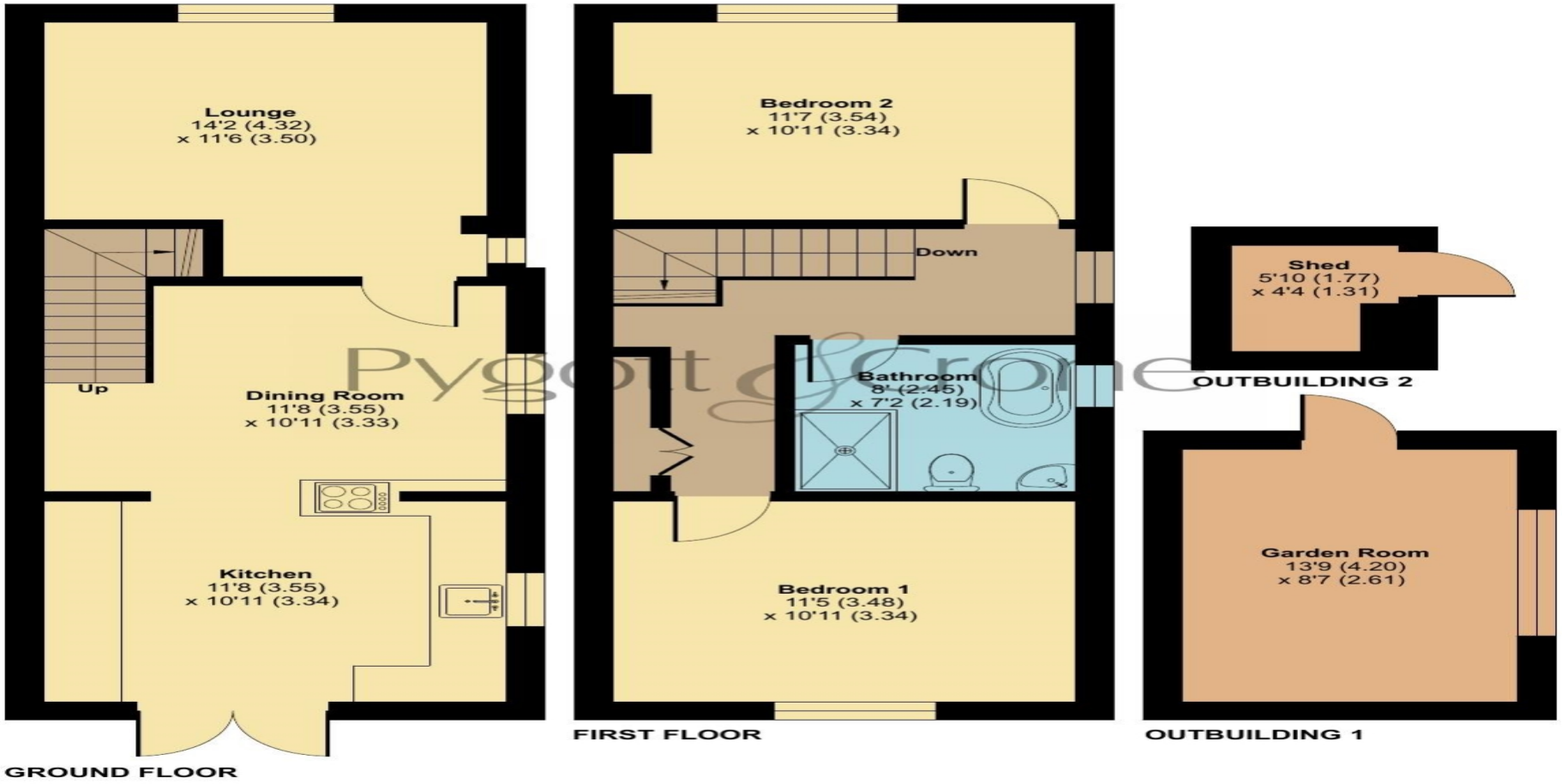






The Terrace, Great Ponton, Grantham, NG33

Approximate Area = 867 sq ft / 80.5 sq m
Outbuilding = 140 sq ft / 13 sq m
Total = 1007 sq ft / 93.5 sq m
For identification only - Not to scale



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12 The Terrace, Great Ponton
is on the market with our Grantham branch

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