



**Ivydene, Church Street, North Witham**  
Grantham, Lincolnshire, NG33 5LH

**NEWTON**FALLOWELL 

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£395,000

A VIDEO TOUR WITH COMMENTARY IS AVAILABLE ON THE VIDEO TAB - Located in the rural and picturesque village of North Witham is this impressively spacious, and immaculately presented stone-built cottage. The extended accommodation also retains much character and features that can be enjoyed to include exposed stonework, beams and inglenook fireplaces. The accommodation comprises of Reception Hall, Cloakroom, Garden Room, Breakfast Kitchen, Lounge with stove inset to a feature inglenook, Dining Room, FOUR BEDROOMS and a Family Bathroom. The property also has the advantages of double glazing and oil fired central heating. Outside there is an oversized stone-built garage, block paved driveway and immaculate gardens that are both private and practical. Viewing of this home is considered absolutely essential to appreciate its condition, space and position.

**Note**

The extension was added 10 years ago, completed in 2010, and the doors to this area are oak.

**ACCOMMODATION**



### RECEPTION HALL

9'10" x 8'7" (3.00m x 2.62m)

With solid oak partially obscure glazed entrance door, hardwood double glazed window to the front and rear aspect, single radiator, smoke alarm, ceramic tiled floor. There is also a boiler cupboard housing the floor standing oil fired central heating boiler, ceramic tiled floor, light and shelving. A door leads to the cloakroom and a further door leads to a garden room. There is also an open arch to an inner hallway.

### CLOAKROOM

With single radiator, ceramic tiled floor, integrated extractor fan and a 2-piece white suite comprising low level WC and wash handbasin.

### GARDEN ROOM

17'5" maximum x 15'0" maximum (5.31m maximum x 4.57m maximum)

Having oak door with metal latch opening, two hardwood double glazed windows to the rear aspect overlooking the garden, a hardwood double glazed window to either side aspect and two Velux double glazed windows to the roofline, stripped floorboards, exposed beamwork, two double radiators and solid wood door to the garden.

### INNER HALLWAY

With stairs rising to the first floor landing, ceramic tiled floor, steps up to a further part of the inner hallway with single radiator and smoke alarm. A stripped pine door leads to:

### LOUNGE

16'0" x 14'1" maximum (4.88m x 4.29m maximum)

With hardwood double glazed window to the front aspect, two hardwood double glazed windows to the rear aspect, small double glazed window to the front aspect set within the fireplace space, double radiator, exposed ceiling beams, feature inglenook style fireplace with exposed stonework, flagstone hearth and original bread oven together with floor mounted stove. A doorway leads through to:

### DINING ROOM

16'0" x 8'0" (4.88m x 2.44m)

Suitable for a variety of uses, having hardwood double glazed window to the front and rear aspect, single radiator and exposed ceiling beams.

### KITCHEN

16'11" maximum reducing to 14'3" x 15'6" (5.16m maximum reducing to 4.34m x 4.72m)

With two hardwood double glazed windows to the front aspect and two further hardwood double glazed windows to the rear aspect, single radiator, marble effect tiled floor, square edged work surface with inset one and a half bowl stainless steel sink and drainer with high rise mixer tap over, oak fronted base level cupboards and drawers providing a generous amount of storage with an integrated wine rack, space and plumbing for washing machine and dishwasher, feature exposed beamwork and stonework, exposed beam to original inglenook fireplace space, opening to an under stairs storage area with stone floor and wall, generous shelf storage and lighting.

### FIRST FLOOR LANDING

With single radiator, exposed beamwork and exposed stonework, smoke alarm and loft hatch access. There are steps up to a second landing area with hardwood double glazed window to the rear aspect and single radiator.

### BEDROOM ONE

12'11" x 10'7" (3.94m x 3.23m)

With hardwood double glazed window to the front aspect and single radiator.

### BEDROOM TWO

12'2" x 8'5" (3.71m x 2.57m)

With hardwood double glazed window to the rear aspect overlooking the garden, exposed beams and stonework, single radiator and a metal latch oak door to a walk-in wardrobe.



### Walk-in Wardrobe

8'4" x 3'6" (2.54m x 1.07m)

With shelving and lighting and exposed stonework to one wall.

### BEDROOM THREE

14'0" maximum reducing to 9'10" x 11'11" (4.27m

maximum reducing to 3.00m x 3.63m)

With two hardwood double glazed windows to the rear aspect, two hardwood double glazed windows to the side aspect, exposed beamwork, double radiator.

(This room is currently used as an office).

### BEDROOM FOUR

9'0" x 8'0" (2.74m x 2.44m)

With hardwood double glazed window to the front aspect, single radiator and storage alcove with hanging rail.

### FAMILY BATHROOM

12'0" x 7'0" (3.66m x 2.13m)

With hardwood double glazed window to the rear aspect, single radiator, a 3-piece white suite comprising low level WC, wash handbasin and a panelled bath with electric shower over and glazed shower screen.

### OUTSIDE

A block paved driveway provides off-road parking and leads to a detached garage as well as a pathway to the front entrance. At the rear there is a timber log store with adjacent courtyard seating area which leads on to a lawned garden with established borders providing a huge degree of privacy. There is a flagstone seating area and a timber archway through to a vegetable garden where there are a selection of raised vegetable beds and fruit bushes. There is an oil storage tank behind the garage.

### GARAGE

19'0" x 7'5" (5.79m x 2.26m)

Constructed of stone with an electrically operated up-and-over door, security lighting, eaves storage space, power and lighting and door to the side.





### SERVICES

Mains water, electricity and drainage are connected although we understand gas is available in the village. The property also has a burglar alarm.

### COUNCIL TAX

The property is in Council Tax Band C. Annual charges for 2021/2022 - £1,630.11

### NORTH WITHAM

The village is approximately 9 miles south of Grantham and 2 miles from Colsterworth where local facilities include a newsagents, a general grocery store, primary school and doctor's surgery. The nearby towns of Grantham (which has direct rail link to London Kings Cross in 1 hour 12 minutes), Stamford, Melton Mowbray and Bourne offer an excellent variety of shopping and leisure facilities. The larger commercial centres of Peterborough, Leicester and Nottingham are all within a 30 mile drive. The nearby village of Colsterworth offers a mobile post office for 2 hours each day, Monday to Friday.

### DIRECTIONS

From High Street continue on to London Road, over the traffic lights and past Sainsburys on the left-hand side. Continue over the next traffic lights on to South Parade and follow the signs for the A1 south. Join the A1 and continue taking the exit signposted Ancaster/Woolsthorpe. Take the immediate right turn over the A1 then left into Colsterworth. At the crossroads turn right (B676) and take the left turn on to North Witham road. Take the second left turn into Rectory Lane. The property is where the road divides, where the Royal Mail box is set in the wall.

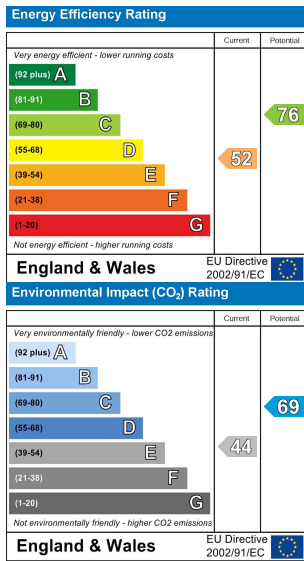
### AGENT'S NOTE

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property.

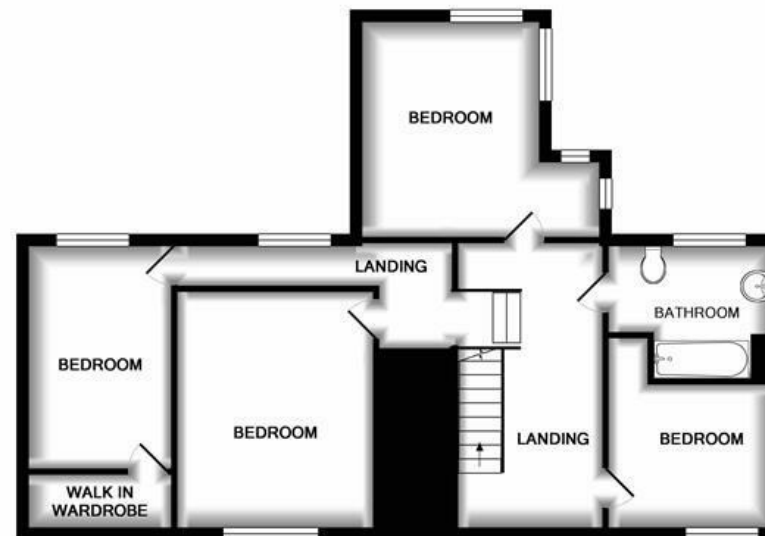
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GROUND FLOOR



1ST FLOOR

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.

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