

FARRIERS COTTAGE
NEWTON

COUNTRY
&
EQUESTRIAN







Picture Perfect Country Cottage Village Location Ideally Positioned For Commuting

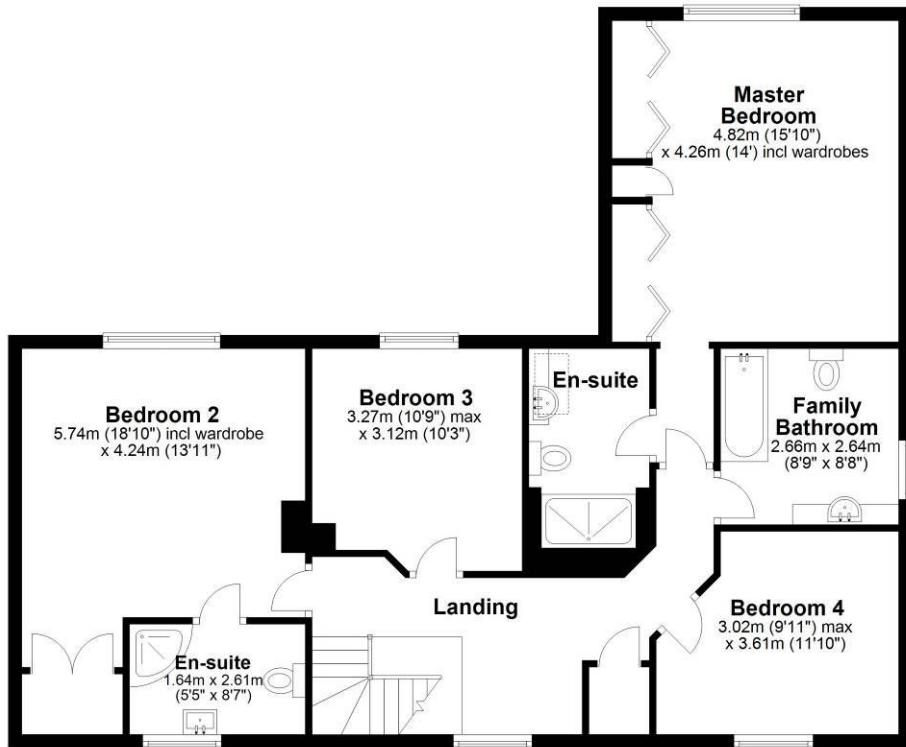
Idyllically set in this picturesque village in a no-through road location, Farriers Cottage has all the charm and character of a farmhouse style cottage whilst having been built to an extremely high standard with a modern finish.

The immaculately presented accommodation comprises a spacious entrance hallway, living room with exposed beams and feature brick fireplace housing a wood burner, dining room, farmhouse style breakfast kitchen with Rangemaster (can be included subject to separate negotiation), second large sitting room with log burner, doorway from the kitchen leading into utility room with downstairs cloakroom off and integral access into the garage. Stairs to the first-floor lead to a spacious landing with usable space for study area, master bedroom with double fitted wardrobes and ensuite shower room, second double bedroom with fitted wardrobe and ensuite shower room, two further bedrooms and main family bathroom. Externally, the property is approached through wooden gates leading to a large gravelled driveway providing off-road parking for multiple vehicles and an integral garage. The grounds have been beautifully maintained, with spacious open plan lawns.

Newton is a quaint Hamlet in the Lincolnshire countryside, situated only 8 miles from Grantham and 7 miles from Sleaford. The village offers a public house, and St Botolph's Church. Further amenities can be found in Sleaford and the market town of Grantham which also offers a train station ideal for commuters with trains only 70 minutes to London and 60 minutes to Leeds.

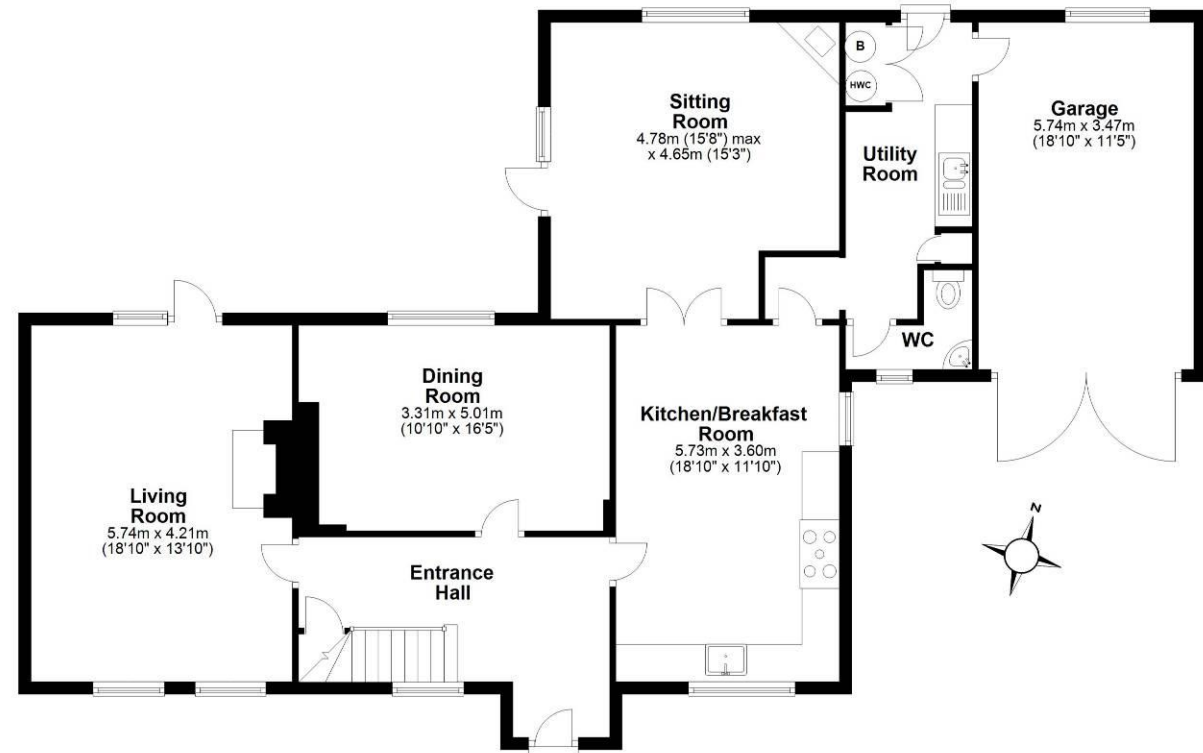
First Floor

Approx. 96.0 sq. metres (1032.8 sq. feet)



Ground Floor

Approx. 131.3 sq. metres (1412.9 sq. feet)



Total area: approx. 227.2 sq. metres (2445.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors
Plan produced using PlanUp.

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