



## THE STACKYARD, CROXTON KERRIAL

Asking Price Of £339,350

Three Bedrooms

Freehold



**BARN CONVERSION**

**DOWNSTAIRS WC**

**LARGE WEST FACING GARDEN**

**VILLAGE WITH AMENITIES**

**CHAIN FREE**

**GENEROUS OFF ROAD PARKING**

**LOCAL SCHOOLS NEARBY**

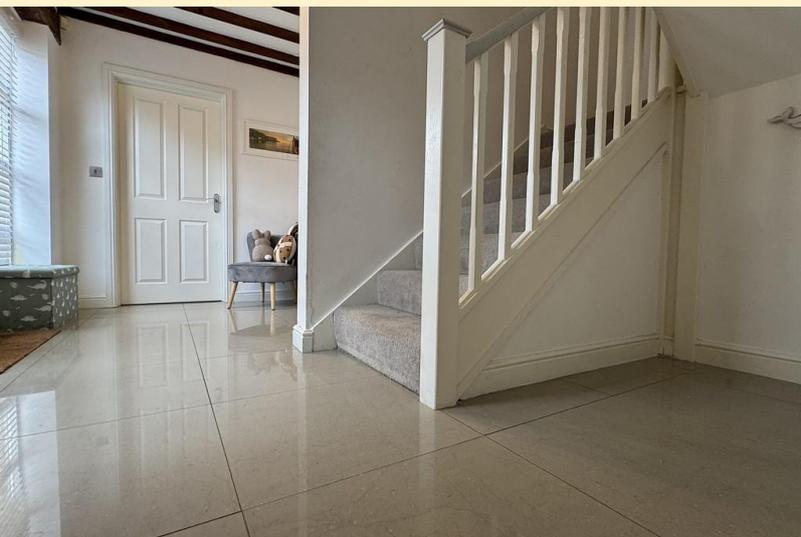
**GOOD COMMUTER LINKS**

**COUNCIL TAX BAND E**

**01664 566258**

**info@middletons.uk.com**





An exciting opportunity to secure this beautifully enhanced three-bedroom detached barn conversion, perfectly tucked away in a peaceful cul-de-sac within one of the areas most sought-after and well-connected villages. Blending character, comfort and modern upgrades, it offers an inviting lifestyle in a truly idyllic setting. Just 8 miles from Melton Mowbray and 6 miles from Grantham, the village enjoys excellent access to local amenities and fast rail connections, with direct trains from Grantham to London King's Cross providing convenient travel to the capital.

The accommodation on offer comprises; entrance hall, cloakroom, kitchen diner, utility, lounge and rear lobby to the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom. Outside the property enjoys a generous plot providing ample off road parking to the front and a west facing garden to the rear.

**ENTRANCE HALL** Entrance via a hardwood-pannelled front door with two picture windows, opening into a welcoming hallway with a staircase rising to the first-floor landing. The space features exposed ceiling beams, a porcelain-tiled floor, an alarm control panel and a wall-mounted fuse box, with doors leading to the principal ground-floor rooms

**CLOAKROOM** 5' 8" x 6' 6" (1.75m x 1.99m) A good-sized cloakroom fitted with a white two-piece suite comprising a low-flush WC and a pedestal wash hand basin with tiled splash backs. The room also includes an extractor fan for ventilation.

**KITCHEN/DINER** 18' 10" x 11' 3" (5.75m x 3.45m) An impressive dual-aspect room with windows to both the front and rear, enhanced by exposed ceiling beams and ceiling downlights. The kitchen is fitted with a comprehensive range of eye-level and base units, complemented by a central island, wooden work surfaces and tiled splash backs. Features include a Butler-style sink, space for a range cooker with a stainless-steel extractor hood, and space for a fridge-freezer. The room is finished with a porcelain-tiled floor and a door leading to;

**UTILITY ROOM** 5' 3" x 4' 6" (1.61m x 1.39m) A highly practical utility room designed to keep the everyday running smoothly. It houses the floor-mounted oil Worcester boiler and offers plumbing for a washing machine, along with space for a tumble dryer. The tiled floor makes the space durable and easy to maintain, perfect for busy family living.

**LOUNGE** 14' 5" x 18' 10" (4.4m x 5.75m) A beautifully proportioned, dual-aspect lounge designed for cosy evenings and relaxed family time. Natural light pours in from both sides of the room, highlighting the striking exposed stone chimney breast with its inset multi-fuel log burner, a true focal point that brings warmth and charm throughout the seasons. Exposed ceiling beams add rustic character, while the soft carpet underfoot enhances the sense of comfort. A door leads through to the rear lobby.

**REAR LOBBY** 4' 5" x 7' 10" (1.35m x 2.39m) A charming rear lobby with glazed French doors opening directly onto the rear patio, creating an easy indoor-outdoor flow for everyday living. Exposed beams add character, while the tiled flooring is both stylish and practical. There's ample space for coats, boots and shoe storage, making it the perfect drop-zone for busy households.

**LANDING** A striking galleried first-floor landing, filled with natural light from two front-facing windows and a Velux ceiling window that draws sunshine down through the space. The landing feels open and airy, with a built-in airing cupboard housing the hot water cylinder, and doors leading to:

**BEDROOM ONE** 10' 5" x 19' 0" (3.18m x 5.8m) A generous double bedroom with a peaceful rear outlook, offering a lovely sense of calm and privacy. The room features a full run of fitted wardrobes along one wall, providing excellent storage while keeping the space feeling uncluttered and serene. A sliding door leads through to:

**ENSUITE** 2' 9" x 10' 2" (0.86m x 3.10m) A stylish en-suite fitted with a crisp white three-piece suite comprising a low-flush WC, pedestal wash hand basin and an independent shower cubicle with tiled splash backs. The space feels bright and contemporary, enhanced by ceiling

downlights, a tiled floor and an extractor fan for ventilation

**BEDROOM TWO** 8' 8" x 11' 6" (2.66m x 3.53m) A comfortable double bedroom with a side-facing window that brings in soft natural light, complemented by cosy carpet flooring. The room also benefits from a door leading through to a walk-in wardrobe.

**DRESSING ROOM** 6' 3" x 4' 8" (1.92m x 1.43m) Offering excellent storage space with ample room for wardrobes and drawers.

**BEDROOM THREE** 8' 4" x 7' 7" (2.56m x 2.33m) A well-proportioned single bedroom with a front-facing window that brings in plenty of natural light, finished with carpet flooring.

**BATHROOM** 13' 5" x 5' 10" (4.11m x 1.78m) A bright and modern bathroom featuring a Velux ceiling window and a crisp white three-piece suite comprising a low-flush WC, a vanity wash hand basin and a pannelled bath with an independent shower and screen above. Tiled splash backs and a tiled floor create a clean, contemporary finish, complemented by ceiling downlights and an extractor fan for ventilation.

**FRONT ASPECT** A generous block-paved driveway providing parking for multiple vehicles, framed by well-established shrubs and hedging for a touch of privacy and greenery. Courtesy lighting enhances the approach, and there is gated side access leading to:

**REAR GARDEN** A wonderfully established west-facing garden, perfect for enjoying long afternoons and golden evening sun. The space is thoughtfully laid out with two generous lawned areas surrounded by a variety of mature flowers, shrubs, hedging and trees, creating colour and interest throughout the seasons. A substantial wooden shed provides excellent storage or workshop potential. An extensive patio area offers plenty of room for outdoor dining and entertaining, enhanced by courtesy lighting, power points and an outside tap. Side gated access completes the space, which is mainly enclosed by pannelled fencing for privacy.

**AGENTS NOTE** TENURE Freehold. Please note that any services, heating systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

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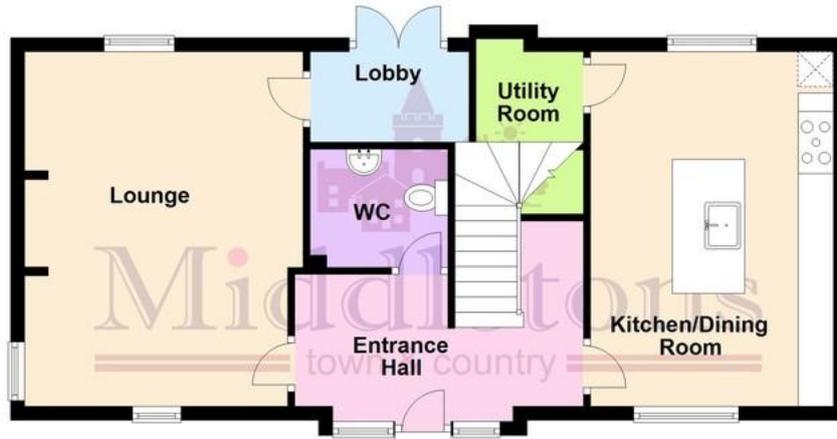
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### Ground Floor



### First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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www.middletons.uk.com  
info@middletons.uk.com

**THE PROPERTY OMBUDSMAN**  
Approved Redress Scheme

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